

## \$1,285,000 - 305 Lakeshore Drive, Cold Lake

MLS® #E4435820

**\$1,285,000**

3 Bedroom, 2.50 Bathroom, 2,240 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Uncompromising in quality this 2240 sf 3 level home offers luxurious living with 180 panoramic views of Cold Lake from multiple vantage points! Seamlessly blending innovation and artistry, you will be enveloped in an atmosphere of effortless sophistication including audio & home automation.

Meticulously crafted with premium materials including hardwood and granite flooring, solidwood cabinets, granite countertops and Visual Comfort "Melange" collection LED Lighting. Equipped with a range of smart home features, including Flow by Moen watering system, Rainbird irrigation system, Leviton Wifi light switches, and a UniFi Wi-Fi network.

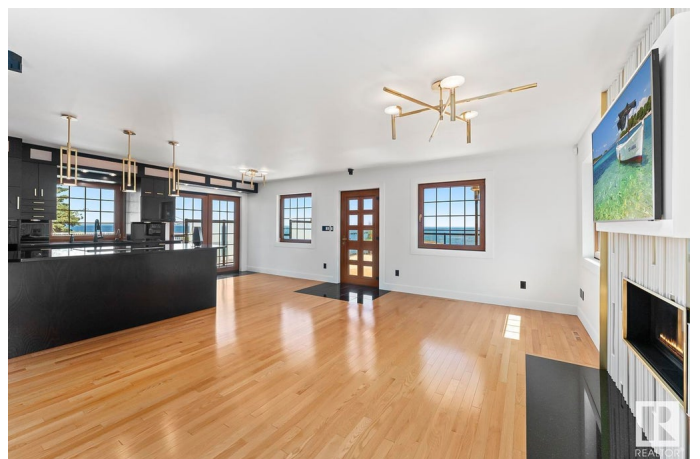
Experience ultimate comfort with zone-controlled in-floor radiant heating on L & U floors. Sun drenched spaces pour natural light through custom Euroline windows. The kitchen is a chef's dream, 2 fireplaces & a spa like primary suite. Professionally landscaped with aggregate exterior parking, epoxied interior floors - attached and detached garages. Full list of amenities avail

Built in 1972

### Essential Information

MLS® # E4435820

Price \$1,285,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,240
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	305 Lakeshore Drive
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1A3

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Fire Pit, Hot Water Instant, No Animal Home, No Smoking Home, Parking-Extra, Patio, Smart/Program. Thermostat, R.V. Storage, Sprinkler Sys-Underground, Wall Unit-Built-In, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	8
Parking	Double Garage Attached, Double Garage Detached, Front Drive Access, Front/Rear Drive Access, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Refrigerator, Stacked Washer/Dryer, Vacuum System Attachments, Vacuum Systems, Washer, Stove-Countertop Inductn
Heating	Forced Air-1, In Floor Heat System, Natural Gas, See Remarks
Fireplace	Yes
Fireplaces	Insert, Stone Facing
Stories	3

Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Fiber Cement, See Remarks
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, View Lake, Waterfront Property
Lot Description	Double lot 86' x 164'
Roof	Cedar Shakes
Construction	Wood, Fiber Cement, See Remarks
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 10th, 2025
Days on Market	58
Zoning	Zone 60

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Listing information last updated on July 7th, 2025 at 5:17am MDT