

\$749,000 - 225 Birch Avenue, Cold Lake

MLS® #E4443735

\$749,000

3 Bedroom, 3.00 Bathroom, 2,062 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

This stunning Birch Ave home blends luxury and comfort in every detail. Professionally landscaped with a private yard, pergola, firepit, and resurfaced patio with shady gazebo—perfect for outdoor living. 2062sqft custom built in 2002, updated in 2018 home, features vaulted ceilings and oversized windows creating a bright, airy feel. Enjoy cozy winters with in-slab heated porcelain tile floors and stay cool in summer with central A/C. The chef's kitchen features granite countertops, large island, and a spacious walk-in pantry. A 3-sided gas fireplace warms the living and dining areas, while a second fireplace adds charm to the lake-view primary suite. The ensuite boasts a soaker tub, double vanity, custom shower and bow window. A loft area opens to a small upper deck with lake views. A heated single attached garage and a heated double detached garage, plus plenty of parking for all your toys. Beach access. Sophisticated yet inviting, this home offers high-end finishes and a warm, welcoming atmosphere.

Built in 2000

Essential Information

MLS® # E4443735

Price \$749,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,062 |
| Acres | 0.00 |
| Year Built | 2000 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 225 Birch Avenue |
| Area | Cold Lake |
| Subdivision | Cold Lake North |
| City | Cold Lake |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9M 1E6 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, Air Conditioner, Deck, Fire Pit, Gazebo, Parking-Extra, Smart/Program. Thermostat, R.V. Storage, Skylight, Vaulted Ceiling, Vinyl Windows |
| Parking | Double Garage Detached, Front/Rear Drive Access, Heated, Parking Pad Cement/Paved, RV Parking, Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Curtains and Blinds, Garage Heater |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Three Sided, Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Beach Access, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, View Lake |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Slab |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 21st, 2025 |
| Days on Market | 31 |
| Zoning | Zone 60 |

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Listing information last updated on July 21st, 2025 at 9:47pm MDT