

# \$429,900 - 237 Birch Av, Cold Lake

MLS® #E4460881

**\$429,900**

3 Bedroom, 4.00 Bathroom, 1,830 sqft

Single Family on 0.14 Acres

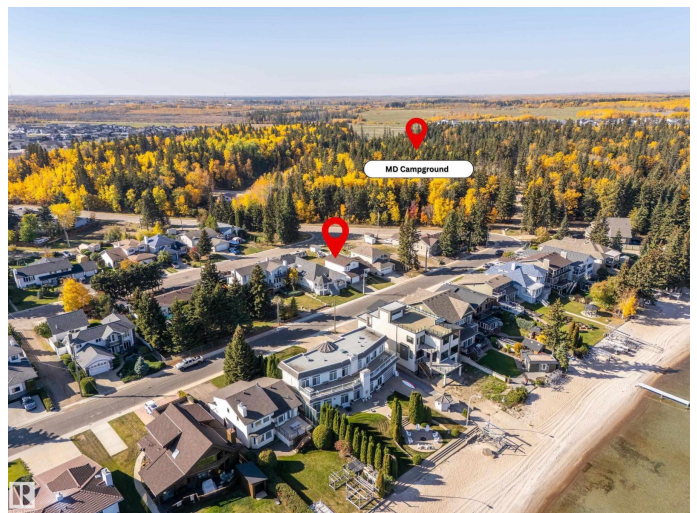
Cold Lake North, Cold Lake, Alberta

Imagine waking up to the soothing sound of waves just steps away. Nestled on the sought-after Birch Avenue, this beautiful home captures natural light from the moment you step inside. The main level features a welcoming living room, formal dining space, bright breakfast nook, and a well-designed kitchen with direct access to the backyard, plus a convenient 2-piece bath. Upstairs, you'll find three generously sized bedrooms, a full 4-piece bathroom, and a private ensuite complete with a jetted tub and separate shower. The fully finished basement offers endless possibilities—whether you envision a home theatre, games area, or a versatile rec space. Most recent upgrades include: new shingles (Sept 2025), new furnace (Oct 2025), and vinyl windows (approximately 10 years ago). This property combines modern updates with a prime location, making it an exceptional place to call home. (id:6289)

Built in 1988

## Essential Information

|                |           |
|----------------|-----------|
| Listings #     | E4460881  |
| Price          | \$429,900 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Half Baths     | 1         |
| Square Footage | 1,830     |



|            |               |
|------------|---------------|
| Acres      | 0.14          |
| Year Built | 1988          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 237 Birch Av    |
| Subdivision | Cold Lake North |
| City        | Cold Lake       |
| Province    | Alberta         |
| Postal Code | T9M1E6          |

### Amenities

|              |                              |
|--------------|------------------------------|
| Amenities    | Playground, Vinyl Windows    |
| Features     | See remarks, Flat site, Lane |
| Parking      | Attached Garage              |
| # of Garages | 1                            |
| View         | Lake view                    |

### Interior

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Garage door opener remote(s), Garage door opener, Hood Fan, Refrigerator, Stove, Washer, Window Coverings |
| Heating      | Forced air                                                                                                            |
| # of Stories | 2                                                                                                                     |
| Has Basement | Yes                                                                                                                   |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Platinum Realty |
|----------------|------------------------|



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