

## \$534,900 - 2507 Lake Avenue, Cold Lake

MLS® #E4431856

**\$534,900**

5 Bedroom, 3.00 Bathroom, 3,079 sqft

Single Family on 0.00 Acres

Lakewood Estates, Cold Lake, AB

Luxurious Lakeside Living. Welcome to your dream home, just one block from the pristine Beach. This stunning 5-bedroom, 3-bathroom residence spans approximately 3,000 sq. ft., offering ample space and comfort for your family. Step inside to discover a versatile entry-level bedroom with French doors, perfect for a home office with the lower level having under slab heating. The formal living and dining areas boast soaring 10ft ceilings and elegant hardwood floors, creating a sophisticated ambiance. The gourmet kitchen is a chef's delight, featuring granite countertops, a walk-in pantry, and modern appliances. The upper level houses a convenient laundry room near the bedrooms, ensuring ease of access while enjoy the warmth of the gas fireplace in the cozy family room. Outdoor living is a breeze with two patios and two large decks, at the front and back—ideal for entertaining or relaxing while taking in the serene lake views. The large, fenced backyard offers privacy and outdoor activities. "MOTIVATED SELLER"

Built in 2007

### Essential Information

MLS® # E4431856

Price \$534,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,079
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2507 Lake Avenue
Area	Cold Lake
Subdivision	Lakewood Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0A1

### Amenities

Amenities	Ceiling 10 ft., Deck
Parking Spaces	4
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	49
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 6th, 2025 at 6:17am MDT