

## \$519,000 - 711 Grouse Close, Cold Lake

MLS® #E4433215

**\$519,000**

4 Bedroom, 3.00 Bathroom, 2,482 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Did you see the view of the Lake from that massive front deck? WOW. This is a wonderful place to call home. Walking distance to the Lake, Nelson Heights School, Playgrounds, Ice rink , and Marina! Nestled in a family friendly Cul-de-sac this Custom Built ~ 2500 walkout has 3 different outside patios/decks, 3 full bathrooms and 4 Bedrooms. An open concept kitchen/dining, and living room -with hardwood floors -to enjoy that beautiful view on the 2nd storey. Access to the front deck off the living room. Gas BBQ hook-up. Primary has full ensuite, two closets and its own covered deck. Laundry is conveniently located on second level. The fun is had on the slab heated floors on the lower to enjoy that second family room that includes the Projector & Screen for Hockey night in Canada! Large pie shaped back yard has a firepit area at the back and is fully fenced. Hot tub included on the patio to relax after a stressful series!

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4433215  |
| Price     | \$519,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,482                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 711 Grouse Close |
| Area        | Cold Lake        |
| Subdivision | Cold Lake North  |
| City        | Cold Lake        |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9M 0A5          |

### Amenities

|           |                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Fire Pit, Hot Tub, Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Front Drive Access, Heated                                                                                       |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Projector, Hot Tub |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                          |
| Stories           | 2                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                           |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Schools, View Lake |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      CLES  
Middle                              Nelson Heights School  
High                                 Cold Lake High School

**Additional Information**

Date Listed                      April 28th, 2025  
Days on Market                3  
Zoning                              Zone 60



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