

Cold Lake is Alberta's 7th largest lake, measuring approximately 22 km in diameter and about 500ft deep in the middle. Cold Lake consistently receives awards for being Alberta's most pristine deep-water lake. Less than 7% of the shoreline of Cold Lake developed, with future development limited due to the surrounding First Nation's land and Crown land. Cold Lake is located on the northeast side of the province, approximately 3 hours from Edmonton by car and a leisurely 6-hour drive from Calgary, past rolling wheat fields and quaint small towns. The property for sale is 30 minutes outside of the City of Cold Lake, which has a population of 15,000 and boasts all modern shopping conveniences, including Canadian Tire, Rona, Home Hardware, Walmart, Sobeys, Extra Foods, Marks Work Warehouse, Staples, Sport Check, Tim Hortons, MacDonalds, Wendy's, Dairy Queen, and A&W, as well as numerous antique shops and local businesses.

This one-acre property, with 175' of stunning lakefront, has been lovingly developed over the past 15 years. Full access to the lake, including boat dock approval and drinking water access, is approved and comes with the purchase of the property. Development amenities include:

Infrastructure:

- Directionally drilled waterline access to Cold Lake, with carbon filter and UV filter – best drinking water in Canada
- 100' circular driveway, graded, packed, and shaped, with center island and 6X6 pressure treated retaining walls and rustic front steps to concrete front landing
- Triple car drive and 6X6 pressure treated retaining walls in front of garage
- Engineered septic system with concrete inground holding tank, and auto grey water pump out to dual controlled septic field
- Buried electric and natural gas services to all buildings
- Onsite cell tower providing highspeed internet services (special agreement with MCSNET to host tower and receiver services at no charge)
- Circular firepit with stunning lake views
- Tractor shed outbuilding with steel frame, metal roof, and pressure treated wood siding
- Large utility storage shed with metal roof and pressure treated wood siding
- Mature trees and greenery with optimal lot configuration for future garden developments

Building Construction:

Lakeside Home –

- Approximately 2800sqft bungalow-style rustic lake home with all modern conveniences
- 10' exterior 2X6 walls, with maintenance-free stucco exterior
- 14' vaulted pine ceiling in great room/kitchen, main cabin bathroom, and twin guestrooms
- Large main entrance foyer with direct access to large home office with sliding patio doors onto concrete patio and gorgeous lake views (work from home)
- Executive retreat main bedroom with luxury spa ensuite and soaker tub
- Separate laundry room with new washer & dryer
- 2 large bedrooms and shared 4-piece bathroom
- Professional chef's kitchen with extra tall custom cabinetry, quartz countertops and 'aircraft carrier' center island, dual pantries, induction stove, and twin upright freezers with icemaker in mechanical room
- Lake home has high efficiency forced air natural gas furnace (7years old), with electronic air filter, as well as in-floor circulating glycol heat, LifeBreath air exchange system, and dual tankless water heaters
- Crawl space is insulated and has concrete floor
- Home has natural gas JOTL cast iron 'wood burning' style stove as well as engineered stone wood burning fireplace in lakeside all season porch
- New vinyl plank flooring throughout kitchen, great room, all season porch, and second/third bedrooms
- All ceilings have fibreglass batt insulation along with extra 'blown-in' insulation for R50 rating – cool in summer and warm in winter
- Large lakeside pressure treated deck with extra strong 2X6 pressure treated deck top, metal 4-post gazebo, and pressure treated wood BBQ shed
- Entire east facing lakeshore ridge has been kept in 'as is' natural state and provides easy stair access to lake with full rights for seasonal boat dock

House has been professionally wired for external generator operation including exterior 240 plug-in. Brand new 10,000-watt Honda electric start generator sits prepared...

Triple Bay Garage

- Approximately 1200sqft triple bay garage with 10' exterior walls and vaulted ceiling – ideal for interior car lift – mechanic's delight
- Garage interior and ceiling is plywood construction painted white, with bright florescent lighting
- Garage roof insulated to R50
- Dual extra wide insulated bay doors and one tempered-glass insulated bay door, all with programable garage door openers
- Garage has 3-piece washroom including double shower enclosure
- In floor glycol heating with natural gas tankless water heater/boiler and separate electric water heater, as well as 300-gallon freshwater storage tank, and wood-burning cast iron wood stove
- Large east facing windows and glass insulated bay door provide thermal heat in winter and bright daytime lighting
- Garage interior is separated by floor to ceiling interior wall on third bay with bonus heavy duty wood shelving
- Built-in corner workbench with drill press and large screen flat-panel TV along with side workbench with dual electric grinder and additional shelving
- Separate mechanical room with storage
- Hot and cold water to exterior taps with 3500psi heavy duty pressure washer

Optional equipment: 2019 Kubota front-loader tractor with enclosed air-conditioned/heated cabin, 2020 Husqvarna lawn tractor with 54" fabricated steel deck, Husqvarna rototiller, 2 chainsaws, two weed-whackers and additional Husqvarna weed mower, Can Am Quad with large trailer.