

## \$2,190,000 - 2202 28 Street, Cold Lake

MLS® #E4442381

**\$2,190,000**

6 Bedroom, 6.00 Bathroom, 3,358 sqft

Single Family on 3.69 Acres

Cold Lake North, Cold Lake, AB

Sacrificial Sale! Build cost over \$2 million & another \$1 million for the land, plus plus plus!! This property has 2 homes with over 190' of lakefront! The main home on the lake is a mansion, with 6 bedrooms, 6 bathrooms steam showers or tubs, 3 sets of laundry, a massive 17'x23' master bedroom with 12'x13'.6" deck & a 20' x 8' deck off the dining room, both overlooking the lake! High-end finishing throughout: granite countertops; high-end tile; stamped concrete parking pad; multilevel in-floor heat; two full kitchens; stove top, fridge, & sink in the master bedroom, a corner gas fireplace, Air Conditioning, & 5 piece ensuite. The main floor has a wood fireplace, there is , a separate sitting area, a meeting room, a chef's kitchen, a majestic dining area, surround sound in the home, theatre room, & a thermostat on each floor. The home has a 30'x40' triple car garage, & the original home, with attached shop, is 80' x 40'. There is also a detached 12'x24' single car garage! Over 5000 sqft of living space!

Built in 2015

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4442381    |
| Price      | \$2,190,000 |
| Lease Rate | \$59        |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 6                      |
| Square Footage | 3,358                  |
| Acres          | 3.69                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2202 28 Street  |
| Area        | Cold Lake       |
| Subdivision | Cold Lake North |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 1G2         |

### Amenities

|               |                                                                                                                                                                                        |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Lake Privileges, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Storage-In-Suite, Vinyl Windows |
| Parking       | Heated, Shop, Triple Garage Attached                                                                                                                                                   |
| Is Waterfront | Yes                                                                                                                                                                                    |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Appliances        | See Remarks                                     |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Fireplaces        | Insert                                          |
| Stories           | 3                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Stone |
|----------|-------------|

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Boating, Lake Access Property, Private Setting, Schools, Shopping Nearby, View Lake, Waterfront Property |
| Lot Description   | 193' x 870.28'                                                                                           |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Stone                                                                                              |
| Foundation        | Concrete Perimeter                                                                                       |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Cold Lake Elementary  |
| Middle     | Nelson Heights School |
| High       | Cold Lake High School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 158             |
| Zoning         | Zone 60         |

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Listing information last updated on November 18th, 2025 at 5:47am MST