# \$35,000 - 5312 57 Street, Cold Lake

MLS® #E4350358

#### \$35,000

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Welcome to this exceptional large vacant lot, spanning an impressive 705 square meters, with the perfect zoning in place to build a remarkable Duplex. Located in a prime neighborhood, this lot offers an incredible opportunity for developers, investors, or anyone seeking to create their dream home. The lot is strategically situated, boasting easy access to various amenities, making it an ideal location for families and individuals within walking distance to schools, playgrounds, shopping and restaurant's. One Water service, is already available on the property, streamlining the construction process for the prospective Duplex. Additionally, the presence of a sewer line ensures a hassle-free connection to the sewage system. Prime zoning, convenient access to essential amenities, and the potential to build a stunning Duplex, this property truly offers the best of both worlds â€" the promise of a dynamic lifestyle and the serenity of a welcoming community.







### **Essential Information**

MLS® # E4350358

Price \$35,000

Bathrooms 0.00

Acres 0.00

Type Single Family
Sub-Type Vacant Lot/Land

Status Active

## **Community Information**

Address 5312 57 Street

Area Cold Lake

Subdivision Cold Lake South

City Cold Lake
County ALBERTA

Province AB

Postal Code T9M 1R9

### **Exterior**

Exterior Features Flat Site, Playground Nearby, Public Transportation, Schools, Shopping

Nearby

#### Additional Information

Date Listed July 15th, 2023

Days on Market 837

Zoning Zone 60

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Listing information last updated on October 29th, 2025 at 8:17am MDT