

# \$149,900 - 603 10 Street, Cold Lake

MLS® #E4425113

**\$149,900**

2 Bedroom, 1.00 Bathroom, 755 sqft  
Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB



An unparalleled investment opportunity awaits just steps from the new Cold Lake lakeshore walkways, offering immediate access to the serene beauty and recreational possibilities of the lake. This compact home features 2 bedrooms and 1 bathroom, presenting a perfect canvas for a starter home, a cozy retreat, or a lucrative rental property. A valuable asset is the convenient back alley access, providing potential future garage development, or even separate access. This is a definite investors alert property, brimming with untapped potential; whether you envision modernizing the existing layout, expanding to maximize the prime location, or capitalizing on the high demand for lakeside rentals, the possibilities for future growth and increased value are abundant.

Built in 1951

## Essential Information

MLS® #	E4425113
Price	\$149,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	755
Acres	0.00
Year Built	1951

Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	603 10 Street
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1A9

### Amenities

Amenities	Crawl Space, Deck
Parking	Front Drive Access

### Interior

Appliances	Dryer, Refrigerator, Stove-Ele
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped
Roof	Metal
Construction	Wood
Foundation	See Remarks

### Additional Information

Date Listed	March 10th, 2025
Days on Market	167
Zoning	Zone 60



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