

# \$67,000 - 807 10 Avenue, Cold Lake

MLS® #E4438763

**\$67,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Affordable opportunity in the heart of Cold Lake North! This vacant lot, zoned R1B, offers 750 square meters of potential for a new build in an established neighbourhood. Whether you're a builder, investor, or future homeowner, this unique lot is centrally located with convenient access to schools, shopping, the Cold Lake Marina, and Kinosoo Beach. The property backs onto an alley, making it ideal for those planning a detached garage or a custom home with rear access. R1B zoning allows for a variety of residential options, providing flexibility for your vision. With this affordable lot, this is your chance to secure a prime piece of property in Cold Lake North. No timeline to build, you can buy now and plan for the future. Donâ€™t miss outâ€”this lot is priced to sell and ready for your ideas!



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4438763        |
| Price     | \$67,000        |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 807 10 Avenue   |
| Area        | Cold Lake       |
| Subdivision | Cold Lake North |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 1N1         |

## Exterior

Exterior Features    Back Lane, Flat Site

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 62             |
| Zoning         | Zone 60        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 28th, 2025 at 1:32pm MDT