

\$245,000 - 4821a 50 Avenue, Cold Lake

MLS® #E4449726

\$245,000

4 Bedroom, 2.00 Bathroom, 901 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

AFFORDABLE half duplex HOME!
CENTRALLY LOCATED in COLD LAKE SOUTH within walking distance to shopping, parks and schools. **A GREAT STARTER HOME OR RENTAL INVESTMENT PROPERTY.** 2007 build. Main level with open concept. Livingroom has hardwood floors and large front window, kitchen with side door (handy for BBQ'ing!) and leads to the fully fenced backyard with storage shed and **LARGE PARKING AREA OFF THE ALLEY.** Kitchen also comes with the appliances and handy portable island! Dining area is also a good size! There is a full bathroom down the hall and 2 bedrooms at the quiet, back end of the home. Primary bedroom with room for a king sized bed! Downstairs is fully developed with a family room, laundry (washer & dryer included), **BEDROOMS #3 and #4 PLUS A RENOVATED 3 PIECE BATHROOM.** Tasteful laminate floors make for easy care on the lower level. Good sized storage closet as well. Hot water tank replaced in 2020. **NO CONDO FEES! IT IS A REGULAR, SIMPLE OWNERSHIP DUPLEX PROPERTY.** Just move in and make it yours!!

Built in 2007

Essential Information

MLS® #

E4449726



Price	\$245,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

Community Information

Address	4821a 50 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1Y2

Amenities

Amenities	On Street Parking, See Remarks
Parking	2 Outdoor Stalls, Rear Drive Access, See Remarks

Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 25th, 2025

Days on Market 102

Zoning Zone 60

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