

## \$658,500 - 616 10 Street, Cold Lake

MLS® #E4452391

**\$658,500**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

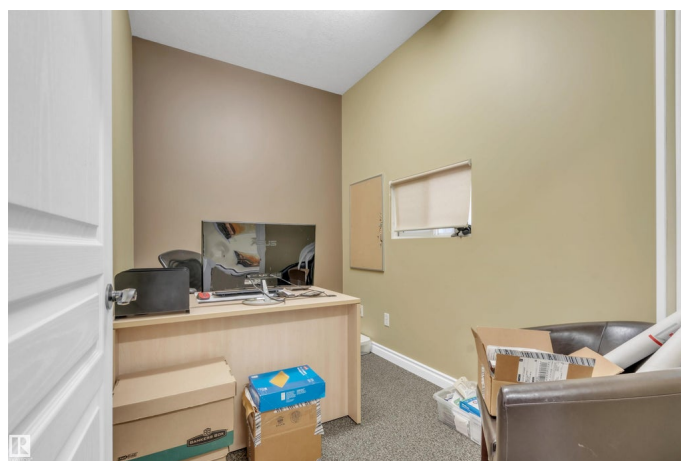
Cold Lake North, Cold Lake, AB

An unparalleled opportunity to live, work, and invest in one of Cold Lake's most striking properties. Perched above the lake with commanding views, this 2006 custom-built residence is designed for both business and lifestyle – a perfect fit for entrepreneurs, professionals, or investors seeking a premium, high-visibility location. The commercial-grade lower level offers exceptional versatility, featuring a 22' x 50' attached shop plus a double garage, ideal for a storefront, service-based business, creative studio, or professional office. With elevator access from the shop to the top-floor living quarters, the property is optimized for both accessibility and efficiency. Upstairs, vaulted ceilings, a chef-inspired kitchen, and custom imported wrought iron railings create a refined residential retreat. Expansive windows and a private patio frame panoramic lake views. This rare combination of prime commercial space, upscale living, and high-traffic visibility makes it a one-of-a-kind investment in Cold Lake.

Built in 1962

### Essential Information

MLS® #	E4452391
Price	\$658,500
Bathrooms	0.00



Acres	0.00
Year Built	1962
Type	Office
Status	Active

### Community Information

Address	616 10 Street
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1B1

### Exterior

Exterior	Wood Frame
Construction	Wood Frame

### Additional Information

Date Listed	August 11th, 2025
Days on Market	7
Zoning	Zone 60

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Listing information last updated on August 18th, 2025 at 11:47am MDT