

## \$149,900 - 4715 47 Avenue, Cold Lake

MLS® #E4396908

**\$149,900**

5 Bedroom, 2.00 Bathroom, 1,255 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

This home could be your next investment opportunity with a mother in law suite in the basement. There is tons of storage throughout the home! On the main floor you'll find a spacious living room and kitchen as you walk through the front door, a large primary bedroom, 4pc bathroom, and an office/den/whatever you'd like to make it. As you head-up stairs you'll find 2 more very spacious bedrooms and a large crawl space in the middle to store all your extras. With a separate entrance to your basement suite you'll find 1 bedroom with an ensuite, a large living room, and a spacious kitchen. Large back yard which currently has a double car garage which needs extensive renovations or demolition. With no back yard neighbours... bonus! Upgrades throughout the years include: Most windows replaced (2010), kitchen flooring (2012), boiler (2022)

Built in 1937

### Essential Information

MLS® #	E4396908
Price	\$149,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,255



Acres	0.00
Year Built	1937
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	4715 47 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1Y5

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Front Porch, Guest Suite, Vinyl Windows, Walk-up Basement, Wood Windows
Parking	Front Drive Access, Parking Pad Cement/Paved

### Interior

Appliances	Dryer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Baseboard, Hot Water, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, Private Park Access, Partially Fenced
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Grand Center Elementary
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Middle	Assumption Jr/Sr High
High	Grand Center High School

**Additional Information**

Date Listed	July 10th, 2024
Days on Market	401
Zoning	Zone 60

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Listing information last updated on August 15th, 2025 at 4:02pm MDT