

## \$1,425,000 - 5201/5205 50 Street, Cold Lake

MLS® #E4421095

**\$1,425,000**

0 Bedroom, 0.00 Bathroom,  
Institutional on 0.00 Acres

Cold Lake South, Cold Lake, AB

Versatile property with tons of potential uses! This property features 2 buildings, heated double garage, heated gazebo, and on site parking - on 2 lots totalling over half an acre. The first building (2017) is perfect for office, retail, professional services, and more. The main level features a large boardroom, many offices, classroom, commercial kitchen, and 3 washrooms including an accessible one. The basement can be accessed from within the building or via walk-up, and contains a second full kitchen, huge training room, offices, storage rooms, and a washroom. The second building (1989) has been renovated over the years, and is perfect for office, day home, B&B, clinic, and more. This building has many potential offices/rooms over 3 fully developed floors - and also has a full kitchen, rec room, flex spaces, storage rooms, child-sized 2pc washroom, and full bathrooms including bathtubs. Both buildings have central-vac, AC, alarm system, and CCTV. Seller also selling the properties separately.

Built in 2017

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4421095    |
| Price     | \$1,425,000 |
| Bathrooms | 0.00        |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2017          |
| Type       | Institutional |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5201/5205 50 Street |
| Area        | Cold Lake           |
| Subdivision | Cold Lake South     |
| City        | Cold Lake           |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9M 1P1             |

### Exterior

|              |                   |
|--------------|-------------------|
| Exterior     | Vinyl, Wood Frame |
| Roof         | Asphalt Shingles  |
| Construction | Vinyl, Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 11th, 2025 |
| Days on Market | 124                 |
| 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 June 15th, 2025 at 1:17am MDT