# \$149,900 - 603 10 Street, Cold Lake

MLS® #E4425113

### \$149.900

2 Bedroom, 1.00 Bathroom, 755 sqft Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

An unparalleled investment opportunity awaits just steps from the new Cold Lake lakeshore walkways, offering immediate access to the serene beauty and recreational possibilities of the lake. This compact home features 2 bedrooms and 1 bathroom, presenting a perfect canvas for a starter home, a cozy retreat, or a lucrative rental property. A valuable asset is the convenient back alley access, providing potential future garage development, or even separate access. This is a definite investors alert property, brimming with untapped potential; whether you envision modernizing the existing layout, expanding to maximize the prime location, or capitalizing on the high demand for lakeside rentals, the possibilities for future growth and increased value are abundant.



## **Essential Information**

MLS® # E4425113 Price \$149,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 755

Acres 0.00

Year Built 1951



Type Single Family

**Detached Single Family** Sub-Type

Style Bungalow

Status Active

## **Community Information**

603 10 Street Address

Area Cold Lake

Subdivision Cold Lake North

City Cold Lake **ALBERTA** County

**Province** AB

Postal Code T9M 1A9

**Amenities** 

**Amenities** Crawl Space, Deck

**Parking** Front Drive Access

Interior

Dryer, Refrigerator, Stove-Ele **Appliances** 

Forced Air-1, Natural Gas Heating

**Stories** 1

Yes Has Basement

**Basement** None, No Basement

**Exterior** 

Wood Exterior

**Exterior Features** Fenced, Landscaped

Roof Metal Construction Wood

Foundation See Remarks

#### **Additional Information**

Date Listed March 10th, 2025

Days on Market 220

Zone 60 Zoning



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