

## \$459,000 - 4903 54 Avenue, Cold Lake

MLS® #E4429539

**\$459,000**

8 Bedroom, 4.00 Bathroom, 1,620 sqft  
Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Investor Alert! Fully tenanted side-by-side duplex bringing in \$3,800/month plus utilities—solid cash flow from day one. Each unit offers a functional layout with 1 bed and 1 full bath up, plus 3 additional bedrooms, laundry, and a full bath in the basement. In-floor heat in the lower level keeps tenants comfortable year-round. Bright, open-concept main floors with kitchens and dining areas that tenants love. Private fenced yards with decks add to the appeal. Recent updates include new basement flooring, paint, and modern bathrooms—low maintenance, minimal vacancy risk. Located in a desirable neighborhood close to schools, parks, and amenities. Whether you're building your portfolio or just getting started, this well-maintained duplex is a turnkey income property.

Built in 2012

### Essential Information

MLS® #	E4429539
Price	\$459,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,620
Acres	0.00



Year Built	2012
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### Community Information

Address	4903 54 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0B4

### Amenities

Amenities	On Street Parking, Deck
Parking	Rear Drive Access

### Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ecole Holy Cross
Middle	Cold Lake Middle
High	Assumption

### Additional Information

Date Listed April 7th, 2025

Days on Market 102

Zoning Zone 60

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