

# \$355,000 - 106 26 Street, Cold Lake

MLS® #E4448913

## \$355,000

4 Bedroom, 3.50 Bathroom, 1,403 sqft  
Single Family on 0.00 Acres

Parkview Estates (Cold Lake), Cold Lake, AB

Prime Investment Opportunity with Strong Rental Returns This sun-filled home offers a welcoming open-concept layout that's ideal for attracting quality tenants. Featuring two fully self-contained units, this property is a turnkey investment with solid monthly income. Main Unit: 3 bedrooms, 3 bathrooms, rents for \$1,700/month. The main floor boasts a spacious layout with a large island and abundant cabinetry. All bedrooms and laundry are conveniently located on the second floor. Basement Suite: 1 bedroom, 3-piece ensuite, rents for \$1,300/month. Offers a bright and open floor plan, its own furnace, hot water heater, and laundry.

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4448913      |
| Price          | \$355,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,403         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 106 26 Street                |
| Area        | Cold Lake                    |
| Subdivision | Parkview Estates (Cold Lake) |
| City        | Cold Lake                    |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9M 2B5                      |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Off Street Parking, Deck      |
| Parking Spaces | 3                             |
| Parking        | 2 Outdoor Stalls, See Remarks |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Microwave Hood Fan, Stacked Washer/Dryer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                   |
| Stories           | 3                                                                                                                                                         |
| Has Suite         | Yes                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                            |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | Flat Site        |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |
| Foundation        | See Remarks      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 110             |

Zoning

Zone 60

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Listing information last updated on November 8th, 2025 at 5:17pm MST