

# \$97,000 - 1014 16 Avenue, Cold Lake

MLS® #E4451904

**\$97,000**

2 Bedroom, 1.00 Bathroom, 864 sqft  
Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Excellent investment opportunity in Cold Lake! This property sits on a spacious 650 m<sup>2</sup> lot and is priced under \$100K – perfect for investors & renovators. The home requires renovations but offers solid potential to create a great rental or starter home with equity. A detached garage at the rear of the property offers convenient back alley access. Located close to schools, shopping, restaurants, parks, and public transit, with Kinsoo Beach and the Marina just minutes away. Endless potential – roll up your sleeves and turn this property into your next success story.

Built in 1959

## Essential Information

MLS® #	E4451904
Price	\$97,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	1014 16 Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1L6

## Amenities

Amenities	On Street Parking, Parking-Extra, R.V. Storage
Parking	Double Garage Detached

## Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Fruit Trees/Shrubs, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	15.24x42.67
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	See Remarks

## Additional Information

Date Listed	August 8th, 2025
Days on Market	5
Zoning	Zone 60

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Listing information last updated on August 13th, 2025 at 3:17am MDT