

# \$170,000 - 4702 50 Avenue, Cold Lake

MLS® #E4455659

**\$170,000**

2 Bedroom, 1.00 Bathroom, 919 sqft  
Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Check out this cute as a button and affordable home centrally located near all major downtown ammenities WITH a heated garage! Plenty of updates over the years, including flooring, shingles (3 years), windows, and bathroom renovation. This 2 bedroom home is a great starter home or investment property. Situated on a large corner lot, this property is also fenced and landscaped - just move in and enjoy!

Built in 1955

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455659               |
| Price          | \$170,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 919                    |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

Address 4702 50 Avenue



|             |                 |
|-------------|-----------------|
| Area        | Cold Lake       |
| Subdivision | Cold Lake South |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 1Y9         |

### **Amenities**

|           |                                |
|-----------|--------------------------------|
| Amenities | Crawl Space                    |
| Parking   | Heated, Single Garage Detached |

### **Interior**

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                               |
| Stories      | 1                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | See Remarks                                                             |

### **Exterior**

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Stucco                                                                                          |
| Foundation        | Concrete Perimeter                                                                                    |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | North Star Elementary |
| Middle     | Cold Lake JR High     |
| High       | Cold Lake SR High     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 63                  |
| Zoning         | Zone 60             |

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