

\$79,900 - 822 16 Avenue, Cold Lake

MLS® #E4456493

\$79,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

This vacant lot previously had an older house that was removed, and the services are still available [water, sewer, power, and gas]. Apparently the lot is also zoned with capabilities for a duplex, but that would have to be confirmed by the buyer. The lot is above average at 650 square meters. The lot is 140' long x 50' wide. This is a corner lot with Emma's convenience store just down the street, and Cold Lake Elementary on the opposite side of the road. It's in Cold Lake North, with the Cold Lake Marina and Marina Mall only about 4-5 blocks away. Kinsoo Beach is about 10 blocks or less. Having all the utilities already on the property is a huge bonus to a prospective buyer looking to build. All measurements and utility availability to be confirmed by the buyer.



Essential Information

MLS® #	E4456493
Price	\$79,900
Lease Rate	\$15
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	822 16 Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1L6

Exterior

Exterior Features	Corner Lot, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	140' x 50'

School Information

Elementary	Cold Lake Elementary
Middle	Nelson Heights
High	Cold Lake High School

Additional Information

Date Listed	September 5th, 2025
Days on Market	48
Zoning	Zone 60

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Listing information last updated on October 23rd, 2025 at 4:32pm MDT