

\$300,000 - 5019 62 Street, Cold Lake

MLS® #E4458517

\$300,000

4 Bedroom, 2.50 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

MAIN LEVEL + BASEMENT PERMITTED DOUBLE RENTAL WITH DETACHED GARAGE. OUTSTANDING INVESTMENT OPPORTUNITY! EASY TAKE OVER WITH MAIN LEVEL EMPTY + BASEMENT RENTED! Main level & garage empty (was for rented for \$1,350 MTH). Basement unit lease for \$1,100 MTH (Lease expires Nov 30/25). Gas, electric and water included in monthly lease/rental amount. ALL APPLIANCES INCLUDED (as listed). Located in a quiet neighbourhood on the outskirts of Cold Lake close to the base, Lions Park, Millennium Trail, schools & daycare! MAIN FLOOR UNIT: 2 bedrooms (larger bedroom with a 2 piece ensuite). Large livingroom, a dining area, kitchen, laundry, office nook and the main bathroom. BASEMENT UNIT: 2 bedrooms, den, kitchen+dining area, 4 piece bathroom and laundry. Many upgrades: SHINGLES AND ELECTRICAL UPDATES 2025, HOT WATER TANK REPLACED WITH UPSIZED BOILER 2025. Other updates over the years: Vinyl siding, flooring, most light fixtures. Double detached GARAGE. Concrete parking pad in front of the garage. Good sized lot!

Built in 1966

Essential Information

MLS® #

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Price	\$300,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,100
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5019 62 Street
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1T6

Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Baseboard, Hot Water, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Landscaped, Playground Nearby, Schools, See

	Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
Days on Market	3
Zoning	Zone 60

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Listing information last updated on September 21st, 2025 at 11:02pm MDT