

## \$5,699,900 - Highway 55 8 Avenue, Cold Lake

MLS® #E4463527

**\$5,699,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

This 133 acres was annexed into the City of Cold Lake, although it still bears the legal description of the MD of Bonnyville until the property is developed or built on. Both the North and East side of the property border highways 55 [North] and Highway 28 [8th Avenue], and although presently 'urban reserve' [formerly Country Residential under the MD of Bonnyville], the land can be rezoned with the potential being for commercial development along highway 55 and highway 28, with a residential housing subdivision in behind, similar to the pattern of the Tri-City area where commercial retail [Tri-City Mall, Wendy's, Starbucks, Tim Horton's, etc], has been developed on highway frontage and residential housing has been developed in behind. The Sellers also own the 7 acres kitty corner to Burger King, Esso, Tim Hortons, off of 8th Avenue, and are willing to sell the total of 140 acres as a package deal.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4463527        |
| Price     | \$5,699,900     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |



Status                      Active

**Community Information**

Address                      Highway 55 8 Avenue  
Area                              Cold Lake  
Subdivision                  Cold Lake North  
City                              Cold Lake  
County                          ALBERTA  
Province                        AB  
Postal Code                  T9M 1P4

**Exterior**

Exterior Features      Corner   Lot,   Flat   Site,   Level   Land,   Playground   Nearby,   Public  
Transportation, Schools, Shopping Nearby, View City

**Additional Information**

Date Listed                  October 25th, 2025  
Days on Market            7  
Zoning                          Zone 60

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Listing information last updated on October 31st, 2025 at 9:47pm MDT