

\$335,000 - 6116 50 Ave, Cold Lake

MLS® #E4429574

\$335,000

4 Bedroom, 2.00 Bathroom, 1,092 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

You can be an investor today! This property has 2 suites on a corner lot and a detached garage. Upper has 2 bedrooms, a large kitchen /living room area and a full bathroom with double sinks plus laundry. The Lower legal suite has been recently renovated with its own separate entrance and another 2 full bedrooms and its own laundry. Currently tenanted and ready for you to take over right away. Renovations over the years are newer HWT's, newer furnace, siding and shingles. This home comes fully furnished complete with dishes, pots and pans and bedding. Turn key opportunity to build wealth!

Built in 1971

Essential Information

MLS® #	E4429574
Price	\$335,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
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Community Information

Address	6116 50 Ave
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2C3

Amenities

Amenities	Off Street Parking, On Street Parking
Parking	Double Garage Detached

Interior

Appliances	Hood Fan, Household Goods Included, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 7th, 2025
Days on Market	24
Zoning	Zone 60

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