

## \$189,900 - 6006 50 Avenue, Cold Lake

MLS® #E4431672

**\$189,900**

2 Bedroom, 1.00 Bathroom, 905 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Charming 2 bedroom, 1 bath home, move in ready! This well maintained home is perfect for the first time buyer or the savvy investor. Featuring two spacious bedrooms and one full bathroom, this cozy property offers comfort, convenience, and value. The large primary bedroom includes laundry hook ups for the option of main floor laundry. You'll love the open concept kitchen, dining, and living room, large picture window facing the large trees in the massive yard providing privacy and a peaceful atmosphere. Enjoy evenings on the back deck with built in seating. Across the street a large open field, a short stroll past is Lions Park only minutes away. You will also love all the extra parking with expansive driveway, that leads to your double garage. Don't miss out on this great opportunity to start your homeownership!

Built in 1953

### Essential Information

MLS® #	E4431672
Price	\$189,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	905
Acres	0.00



Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6006 50 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1P1

### Amenities

Amenities	Deck, Front Porch, Parking-Extra, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles, Fiberglass
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 18th, 2025
Days on Market	14
Zoning	Zone 60

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