

\$172,000 - 4715 47 Avenue, Cold Lake

MLS® #E4396908

\$172,000

5 Bedroom, 2.00 Bathroom, 1,255 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

This home could be your next investment opportunity with a mother in law suite in the basement. There is tons of storage throughout the home! On the main floor you'll find a spacious living room and kitchen as you walk through the front door, a large primary bedroom, 4pc bathroom, and an office/den/whatever you'd like to make it. As you head-up stairs you'll find 2 more very spacious bedrooms and a large crawl space in the middle to store all your extras. With a separate entrance to your basement suite you'll find 1 bedroom with an ensuite, a large living room, and a spacious kitchen. Large back yard which currently has a double car garage which needs extensive renovations or demolition. With no back yard neighbours... bonus! Upgrades throughout the years include: Most windows replaced (2010), kitchen flooring (2012), boiler (2022)

Built in 1937

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4396908 |
| Price | \$172,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,255 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1937 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4715 47 Avenue |
| Area | Cold Lake |
| Subdivision | Cold Lake South |
| City | Cold Lake |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9M 1Y5 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Deck, Detectors Smoke, Front Porch, Guest Suite, Vinyl Windows, Walk-up Basement, Wood Windows |
| Parking | Front Drive Access, Parking Pad Cement/Paved |

Interior

| | |
|--------------|--|
| Appliances | Dryer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating | Baseboard, Hot Water, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Concrete, Vinyl |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, Private Park Access, Partially Fenced |
| Roof | Asphalt Shingles |
| Construction | Concrete, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | Grand Center Elementary |
| Middle | Assumption Jr/Sr High |

High Grand Center High School

Additional Information

Date Listed July 10th, 2024

Days on Market 285

Zoning Zone 60

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