

## \$459,000 - 4903 54 Avenue, Cold Lake

MLS® #E4429539

**\$459,000**

8 Bedroom, 4.00 Bathroom, 1,620 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Welcome to this charming side-by-side duplex, an incredible investment opportunity! Both units are being sold together, featuring beautifully renovated basements with new flooring, fresh paint, and stylish bathrooms. Each basement boasts 3 spacious bedrooms, a full bath, laundry facilities, and cozy in-floor heating, perfect for year-round comfort. Upstairs, enjoy an inviting open-concept kitchen and dining area, perfect for entertaining. A cozy living room, an additional bedroom, and a full bathroom. Step outside to relax on your private back deck overlooking a fenced yard—ideal for outdoor gatherings and pets. This duplex is situated in a desirable neighborhood, offering convenience and accessibility to local amenities. Don't miss your chance to own this well-maintained duplex.

Built in 2012

### Essential Information

MLS® #	E4429539
Price	\$459,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,620
Acres	0.00



Year Built	2012
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### Community Information

Address	4903 54 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0B4

### Amenities

Amenities	On Street Parking, Deck
Parking	Rear Drive Access

### Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ecole Holy Cross
Middle	Cold Lake Middle
High	Assumption

### Additional Information

Date Listed April 7th, 2025

Days on Market 12

Zoning Zone 60

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