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

MLS® #E4429574

## \$335,000

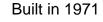
4 Bedroom, 2.00 Bathroom, 1,092 sqft Single Family on 0.00 Acres

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!







## **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
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active	
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 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	

## Additional Information

Foundation

Date Listed	April 7th, 2025
Days on Market	12
Zoning	Zone 60

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Listing information last updated on April 18th, 2025 at 9:47pm MDT

**Concrete Perimeter**