

## \$179,900 - 5203 51 Avenue, Cold Lake

MLS® #E4410343

**\$179,900**

3 Bedroom, 1.00 Bathroom, 671 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

An excellent opportunity for an affordable starter home, this 3-bedroom property is strategically located next to the post office, offering convenience within walking distance to amenities, banks, and schools. Featuring 2 bathrooms (one on each level), a main-floor laundry, and a rear deck overlooking spacious fenced yard, it provides a comfortable living space. The partially finished basement adds potential for customization. Over the years updates include newer siding, shingles, front door, some windows, flooring, furnace, and HWT. Zoned RMX, this property not only serves as a cozy residence but also presents an opportunity for future commercial projects, making it an attractive option for the discerning investor. Don't miss the chance to secure this versatile property that combines residential comfort with potential commercial prospects.

Built in 1952

### Essential Information

MLS® #	E4410343
Price	\$179,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	671
Acres	0.00



Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5203 51 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1W3

### Amenities

Amenities	Deck
Parking	2 Outdoor Stalls, Single Garage Detached

### Interior

Appliances	Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### Additional Information

Date Listed	October 13th, 2024
Days on Market	293
Zoning	Zone 60

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