

## \$444,500 - 509 13 Street, Cold Lake

MLS® #E4422542

**\$444,500**

6 Bedroom, 3.00 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

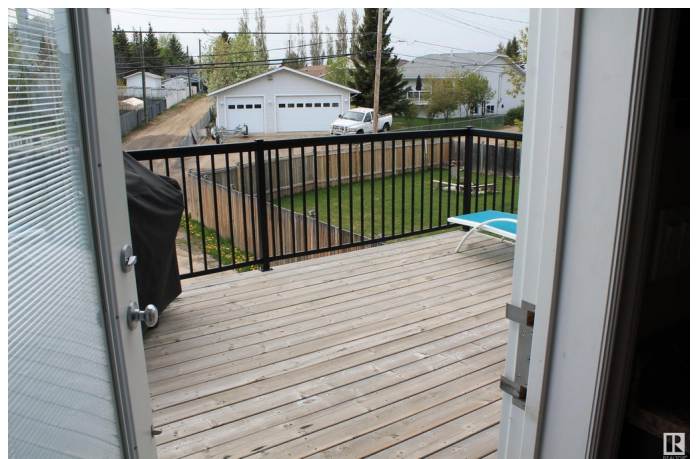
Cold Lake North, Cold Lake, AB

Looking for a great investment? This legally suited home might fit the bill! Rent both suites or live in one and rent the other as a mortgage helper. Upstairs has a large kitchen, dining and living area. There are 3 bedrooms and 2 baths. The primary bedroom has an ensuite with a jetted tub and a walk-in closet. There are decks both off the kitchen and out front. The oversized double garage is heated and has a ton of storage possibilities. The downstairs (ground level) suite has 3 bedrooms also, with a generous open kitchen, dining, living area. Lots of light as the windows are above ground. The back yard is fenced and has a covered patio. There is plenty of parking off the alley for the downstairs tenant. Each suite has it's own laundry facilities. Close to Kinsoo Beach and all that it offers! One of the owners is a licensed Realtor in the province of Alberta.

Built in 2013

### Essential Information

MLS® #	E4422542
Price	\$444,500
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,507



Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	509 13 Street
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1B3

### Amenities

Amenities	Deck, Vinyl Windows, Walkout Basement
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Window Coverings, 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 Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed	February 21st, 2025
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Days on Market 162

Zoning Zone 60

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Listing information last updated on August 2nd, 2025 at 1:02pm MDT