

## \$1,500,000 - 1501 8 Avenue, Cold Lake

---

MLS® #E4423509

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Cold Lake North, Cold Lake, AB

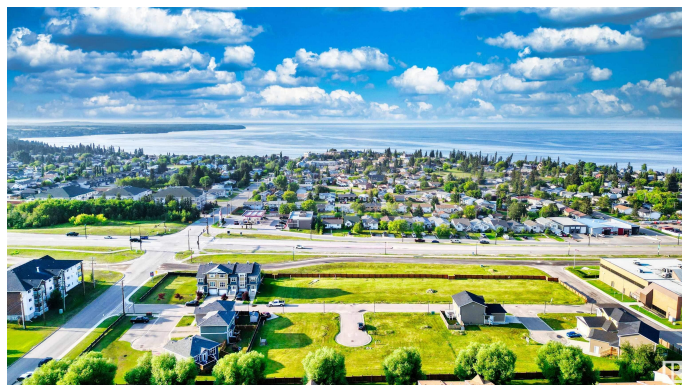
These 25 serviced lots ready for building, are in an excellent location, with a view of the lake, and only a short distance from both Kinosoo Beach and the Cold Lake Marina. There are 14 smaller lots [24'x90'] designed for attached townhomes with a single car garage, and 11 larger lots [approximately 40'x90'] for detached homes with full size double car garages and a decent sized yard for children to play in. The larger lots are in a crescent which reduces traffic flow and allows for a little more privacy. The 6' privacy fence helps to eliminate traffic noise to the subdivision as well as providing good boundaries constructed around the whole area. All 25 lots are being sold together.

### Essential Information

MLS® #	E4423509
Price	\$1,500,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

### Community Information

Address	1501 8 Avenue
Area	Cold Lake
Subdivision	Cold Lake North



City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0C9

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	61
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 2:17pm MDT