

\$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 32

Zoning Zone 60

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