

\$1,580,000 - 63317 Rr 424, Cold Lake

MLS® #E4463156

\$1,580,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Cold Lake North, Cold Lake, AB

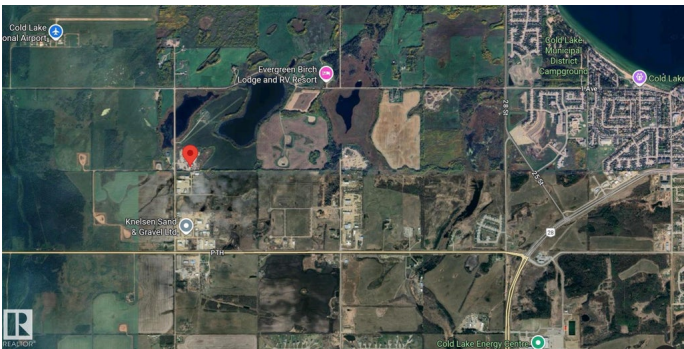
Located approximately 4 km west of Cold Lake in the Municipal District of Bonnyville No. 87, this 14.51-acre industrial-zoned property offers rare infrastructure and access readiness. The site features full perimeter fencing and a gated entrance, ensuring secure access and strong visibility. The yard is mostly surfaced with a durable base built to handle heavy-truck traffic and equipment staging—a foundation that would cost significantly to recreate. Also included is a 10,752 sq ft steel-frame building (built in 1987) with office, shop and mezzanine space, providing flexibility for immediate use or redevelopment. Situated in a region with a strong industrial and resource-service economy, this site is ideal for growth, expansion or repositioning.

Built in 1987

Essential Information

MLS® #	E4463156
Price	\$1,580,000
Bathrooms	0.00
Acres	0.00
Year Built	1987
Type	Industrial
Status	Active

Community Information



Address	63317 Rr 424
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9N 2H1

Exterior

Exterior	Steel Frame
Construction	Steel Frame

Additional Information

Date Listed	October 23rd, 2025
Days on Market	3
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 October 26th, 2025 at 10:02am MDT