

\$5,699,900 - Highway 55 8 Avenue, Cold Lake

MLS® #E4463527

\$5,699,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

This 133 acres was annexed into the City of Cold Lake, although it still bears the legal description of the MD of Bonnyville until the property is developed or built on. Both the North and East side of the property border highways 55 [North] and Highway 28 [8th Avenue], and although presently 'urban reserve' [formerly Country Residential under the MD of Bonnyville], the land can be rezoned with the potential being for commercial development along highway 55 and highway 28, with a residential housing subdivision in behind, similar to the pattern of the Tri-City area where commercial retail [Tri-City Mall, Wendy's, Starbucks, Tim Horton's, etc], has been developed on highway frontage and residential housing has been developed in behind. The Sellers also own the 7 acres kitty corner to Burger King, Esso, Tim Hortons, off of 8th Avenue, and are willing to sell the total of 140 acres as a package deal.

Essential Information

MLS® #	E4463527
Price	\$5,699,900
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land



Status Active

Community Information

Address Highway 55 8 Avenue
Area Cold Lake
Subdivision Cold Lake North
City Cold Lake
County ALBERTA
Province AB
Postal Code T9M 1P4

Exterior

Exterior Features Corner Lot, Flat Site, Level Land, Playground Nearby, Public
Transportation, Schools, Shopping Nearby, View City

Additional Information

Date Listed October 25th, 2025
Days on Market 14
Zoning Zone 60

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Listing information last updated on November 8th, 2025 at 8:02am MST