

\$49,900 - 5312 57 Street, Cold Lake

MLS® #E4350358

\$49,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Welcome to this exceptional large vacant lot, spanning an impressive 705 square meters, with the perfect zoning in place to build a remarkable Duplex. Located in a prime neighborhood, this lot offers an incredible opportunity for developers, investors, or anyone seeking to create their dream home. The lot is strategically situated, boasting easy access to various amenities, making it an ideal location for families and individuals within walking distance to schools, playgrounds, shopping and restaurant's. One Water service, is already available on the property, streamlining the construction process for the prospective Duplex. Additionally, the presence of a sewer line ensures a hassle-free connection to the sewage system. Prime zoning, convenient access to essential amenities, and the potential to build a stunning Duplex, this property truly offers the best of both worlds – the promise of a dynamic lifestyle and the serenity of a welcoming community.



Essential Information

| | |
|-----------|----------|
| MLS® # | E4350358 |
| Price | \$49,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |

| | |
|----------|-----------------|
| Type | Single Family |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 5312 57 Street |
| Area | Cold Lake |
| Subdivision | Cold Lake South |
| City | Cold Lake |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9M 1R9 |

Exterior

| | |
|-------------------|---|
| Exterior Features | Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
|-------------------|---|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 15th, 2023 |
| Days on Market | 774 |
| 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 August 27th, 2025 at 1:17am MDT