

# \$179,900 - 603 10 Street, Cold Lake

MLS® #E4425113

**\$179,900**

2 Bedroom, 1.00 Bathroom, 755 sqft  
Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB



An unparalleled investment opportunity awaits just steps from the new Cold Lake lakeshore walkways, offering immediate access to the serene beauty and recreational possibilities of the lake. This compact home features 2 bedrooms and 1 bathroom, presenting a perfect canvas for a starter home, a cozy retreat, or a lucrative rental property. A valuable asset is the convenient back alley access, providing potential future garage development, or even separate access. This is a definite investors alert property, brimming with untapped potential; whether you envision modernizing the existing layout, expanding to maximize the prime location, or capitalizing on the high demand for lakeside rentals, the possibilities for future growth and increased value are abundant.

Built in 1951

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425113  |
| Price          | \$179,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 755       |
| Acres          | 0.00      |
| Year Built     | 1951      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 603 10 Street   |
| Area        | Cold Lake       |
| Subdivision | Cold Lake North |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 1A9         |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Crawl Space, Deck  |
| Parking   | Front Drive Access |

### Interior

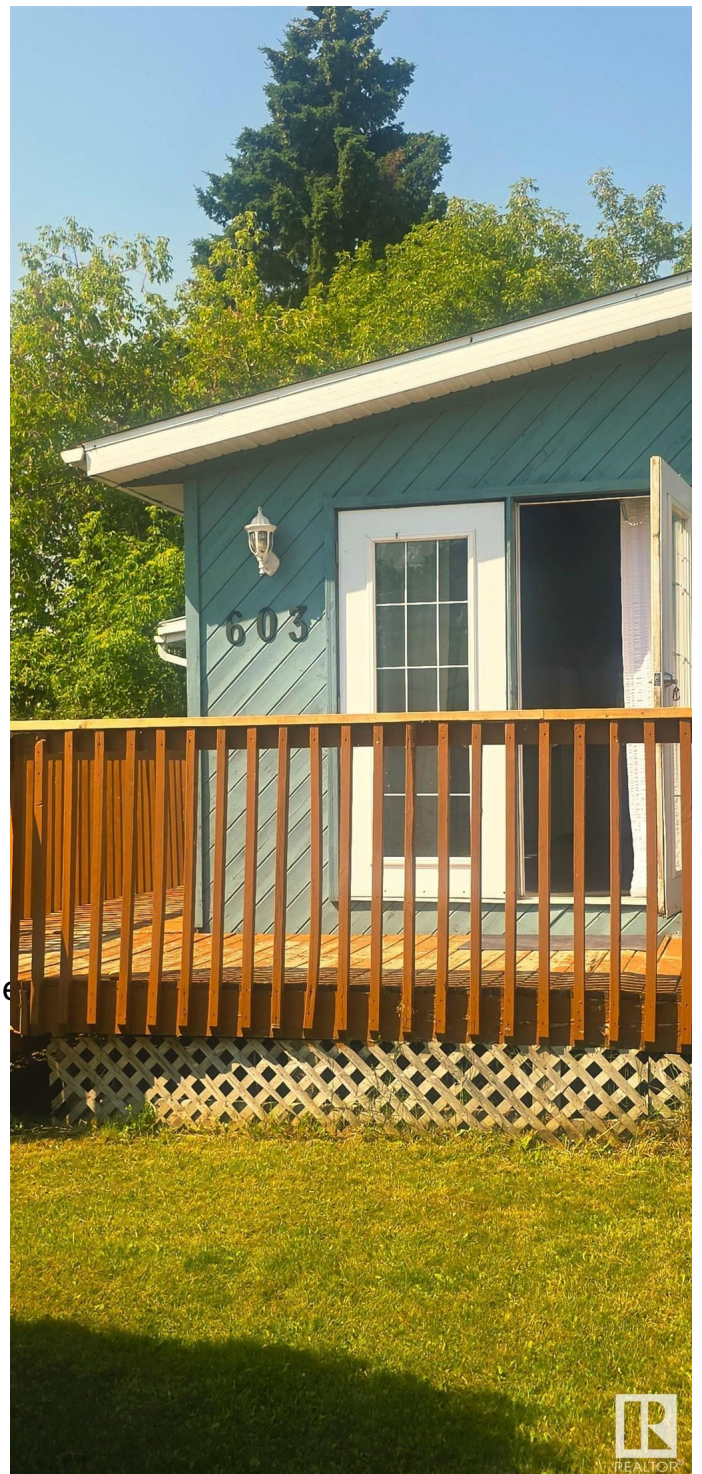
|              |                                |
|--------------|--------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Ele |
| Heating      | Forced Air-1, Natural Gas      |
| Stories      | 1                              |
| Has Basement | Yes                            |
| Basement     | None, No Basement              |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Fenced, Landscaped |
| Roof              | Metal              |
| Construction      | Wood               |
| Foundation        | See Remarks        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 156              |
| Zoning         | Zone 60          |



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