

# \$469,900 - 6106 51 Avenue, Cold Lake

MLS® #E4440657

## \$469,900

6 Bedroom, 4.00 Bathroom, 1,673 sqft  
Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

This duplex has tenants in every unit, all with newer 12 month leases, generating \$5,650 per month in rental income. All units have been renovated with the upper left unit recently having over \$40,000 in renovations with new quartz counter tops; soft-close cabinetry; new quality vinyl plank flooring; an enlarged brand new bathroom with new tub, ceramic tile surround, sink [with quartz counters], new toilet, flooring, baseboards, mirror, paint etc. The whole unit had all new paint and baseboards. The unit also had a brand new stove, fridge, and built-in dishwasher. There are 4 fridges, 4 stoves, 2 built-in dishwashers, 2 washers, 2 dryers, and a European style washer/dryer combo. There are 4 kitchens; 4 living rooms; 4 dining areas; and a total of 6 bedrooms.



Built in 1978

### Essential Information

MLS® #	E4440657
Price	\$469,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,673
Acres	0.00
Year Built	1978

Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information

Address	6106 51 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1T6

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite
Parking	Front Drive Access

### Interior

Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	North Star Elementary
Middle	Assumption Jr Sr High
High	Cold Lake High School

**Additional Information**

Date Listed                June 5th, 2025  
Days on Market        14  
Zoning                    Zone 60

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