

# \$369,000 - 206 10 Street, Cold Lake

MLS® #E4447166

**\$369,000**

6 Bedroom, 3.00 Bathroom, 1,390 sqft  
Single Family on 0.00 Acres

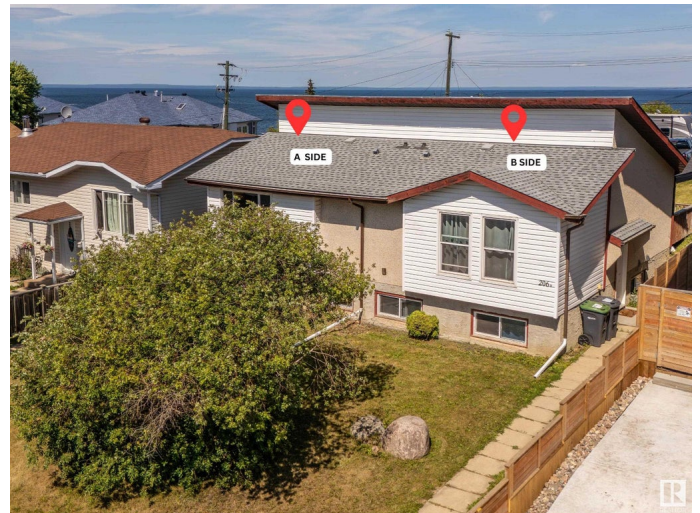
Cold Lake North, Cold Lake, AB

A rare investment opportunity steps from Kinosoo Beach. This side-by-side duplex offers unparalleled potential for multi-family living, rental income, or vacation property investment in one of Cold Lake's most desirable locations. With two fully self-contained units on a single titled lot, each with separate services, the possibilities are wide open! Both units have been tastefully updated with modern finishes, including vinyl plank flooring, refreshed cabinetry, updated lighting, upgraded bathrooms, new HE furnaces and hot water tanks!. Upstairs, an open-concept kitchen, dining, and living area bathed in natural light. The primary bedrooms feature a walk-in closet, large window, and beach views. Downstairs, you'll find a family room, two additional bedrooms, 2-piece bath, along with ample storage space in each unit. Whether you're chasing your next investment or craving the beach life, this rare find delivers. There's nothing else like it on the market—don't let this opportunity drift away!

Built in 1978

## Essential Information

MLS® #	E4447166
Price	\$369,000



Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,390
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### **Community Information**

Address	206 10 Street
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1A5

### **Amenities**

Amenities	On Street Parking, Deck, Parking-Extra, Vinyl Windows
Parking	Front/Rear Drive Access, No Garage

### **Interior**

Appliances	Hood Fan, Storage Shed, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 11th, 2025  
Days on Market        18  
Zoning                    Zone 60

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