

## \$245,000 - 4821a 50 Avenue, Cold Lake

MLS® #E4449726

**\$245,000**

4 Bedroom, 2.00 Bathroom, 901 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

**AFFORDABLE half duplex HOME!**  
**CENTRALLY LOCATED in COLD LAKE SOUTH** within walking distance to shopping, parks and schools. **A GREAT STARTER HOME OR RENTAL INVESTMENT PROPERTY.** 2007 build. Main level with open concept. Livingroom has hardwood floors and large front window, kitchen with side door (handy for BBQ'ing!) and leads to the fully fenced backyard with storage shed and **LARGE PARKING AREA OFF THE ALLEY.** Kitchen also comes with the appliances and handy portable island! Dining area is also a good size! There is a full bathroom down the hall and 2 bedrooms at the quiet, back end of the home. Primary bedroom with room for a king sized bed! Downstairs is fully developed with a family room, laundry (washer & dryer included), **BEDROOMS #3 and #4 PLUS A RENOVATED 3 PIECE BATHROOM.** Tasteful laminate floors make for easy care on the lower level. Good sized storage closet as well. Hot water tank replaced in 2020. **NO CONDO FEES! IT IS A REGULAR, SIMPLE OWNERSHIP DUPLEX PROPERTY.** Just move in and make it yours!!

Built in 2007

### Essential Information

MLS® #

E4449726



|                |               |
|----------------|---------------|
| Price          | \$245,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 901           |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4821a 50 Avenue |
| Area        | Cold Lake       |
| Subdivision | Cold Lake South |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 1Y2         |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | On Street Parking, See Remarks                   |
| Parking   | 2 Outdoor Stalls, Rear Drive Access, See Remarks |

### Interior

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Hot Tub |
| Heating      | Forced Air-1, Natural Gas                                                                         |
| Stories      | 2                                                                                                 |
| Has Basement | Yes                                                                                               |
| Basement     | Full, Finished                                                                                    |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 25th, 2025

Days on Market                98

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 October 31st, 2025 at 6:47am MDT