\$79,900 - 822 16 Avenue, Cold Lake

MLS® #E4456493

\$79,900

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

This vacant lot previously had an older house that was removed, and the services are still available [water, sewer, power, and gas]. Apparently the lot is also zoned with capabilities for a duplex, but that would have to be confirmed by the buyer. The lot is above average at 650 square meters. The lot is 140' long x 50' wide. This is a corner lot with Emma's convenience store just down the street, and Cold Lake Elementary on the opposite side of the road. It's in Cold Lake North, with the Cold Lake Marina and Marina Mall only about 4-5 blocks away. Kinosoo Beach is about 10 blocks or less. Having all the utilities already on the property is a huge bonus to a prospective buyer looking to build. All measurements and utility availability to be confirmed by the buyer.





Essential Information

MLS® # E4456493

Price \$79,900

Lease Rate \$15 Bathrooms 0.00

Acres 0.00

Type Single Family

Sub-Type Vacant Lot/Land

Status Active

Community Information

Address 822 16 Avenue

Area Cold Lake

Subdivision Cold Lake North

City Cold Lake County ALBERTA

Province AB

Postal Code T9M 1L6

Exterior

Exterior Features Corner Lot, Flat Site, Landscaped, Level Land, Low Maintenance

Landscape, Playground Nearby, Public Transportation, Schools,

Shopping Nearby

Lot Description 140' x 50'

School Information

Elementary Cold Lake Elementary

Middle Nelson Heights

High Cold Lake High School

Additional Information

Date Listed September 5th, 2025

Days on Market 61

Zoning Zone 60

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Listing information last updated on November 5th, 2025 at 12:47pm MST