



509 13 Street Cold Lake AB

\$449,900

Looking for a great investment? This legally suited home might fit the bill! Rent both suites or live in one and rent the other as a mortgage helper. Upstairs has a large kitchen, dining and living area. There are 3 bedrooms and 2 baths. The primary bedroom has an ensuite with a jetted tub and a walk-in closet. There are decks both off the kitchen and out front. The oversized double garage is heated and has a ton of storage possibilities. The downstairs (ground level) suite has 3 bedrooms also, with a generous open kitchen, dining, living area. Lots of light as the windows are above ground. The back yard is fenced and has a covered patio. There is plenty of parking off the alley for the downstairs tenant. Each suite has it's own laundry facilities. Close to Kinoo Beach and all that it offers! One of the owners is a licensed Realtor in the province of Alberta.

Listing Presented By:



Originally Listed by:

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