



## 5109 54 Street Cold Lake AB

\$209,000

Looking for a home close to downtown that won't break the bank? Updated 2 storey duplex that was moved to its current location onto a newer energy efficient ICF foundation. Main floor includes spacious living room with hardwood floors, kitchen and dining room with update flooring, bedroom and updated 4 piece bathroom. Upstairs are two good sized bedrooms including huge primary bedroom and a walk-in linen closet. The basement awaits your finishing touches and has a bathroom rough-in. Outside on this big corner lot, you will find a detached heated double car garage off the back alley and fully fenced and landscaped yard. Close to all amenities! updates to the home --- Central Air Conditioning to keep you cool all summer long along, vinyl windows, new furnace(Feb 2023), new HWT (2021) AND new shingles (Sept 2022)! --- all the big stuff is done for you - what a bonus!

Listing Presented By:



Originally Listed by:

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