



## 5306 56 Street Cold Lake AB

\$169,000

Nestled on a spacious lot, this charming one-bedroom bungalow offers the perfect blend of comfort and potential. Whether you're embarking on your homeownership journey or seeking a lucrative investment opportunity, this property has you covered. Step into the warm embrace of a cozy living space seamlessly connected to the kitchen, creating an inviting open-concept layout. Revel in the beauty of hardwood flooring complemented by durable ceramic tiles throughout the main floor. The basement presents a large storage/laundry area with the potential for a second bedroom with just a few quick modifications. Additionally, the inclusion of a wood stove adds to the comfort and allure of this home! recent upgrades, including shingles and furnace installed in 2012, along with a hot water tank installed in 2018. This property comes fully equipped with essential amenities, including two large sheds for additional storage, a stove, fridge, portable dishwasher, washer, dryer, and maintenance-free chain-link fence.

Listing Presented By:



Originally Listed by:  
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