



## 5312 57 Street Cold Lake AB

\$49,900

Welcome to this exceptional large vacant lot, spanning an impressive 705 square meters, with the perfect zoning in place to build a remarkable Duplex. Located in a prime neighborhood, this lot offers an incredible opportunity for developers, investors, or anyone seeking to create their dream home. The lot is strategically situated, boasting easy access to various amenities, making it an ideal location for families and individuals within walking distance to schools, playgrounds, shopping and restaurant's. One Water service, is already available on the property, streamlining the construction process for the prospective Duplex. Additionally, the presence of a sewer line ensures a hassle-free connection to the sewage system. Prime zoning, convenient access to essential amenities, and the potential to build a stunning Duplex, this property truly offers the best of both worlds - the promise of a dynamic lifestyle and the serenity of a welcoming community.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Lifestyle

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