



5708 52 Avenue Cold Lake AB

\$349,900

Break into the real estate market today with this 1994 built, 5 bed, 3 bath half duplex. Currently set up as a 3 bed, 2 bath upper suite and a 2 bed, 1 bath lower in-law suite. Both units have full-size kitchens, 8-foot ceilings, comfortable layouts, washers & dryers, and the upper-level has the bonus of an attached garage! BUT WAIT, there is also a 36X23 Garage in the back alley! Keep it to work on your quad or restore that car you always wanted to, or rent it out separately for additional income! Bonus-in-floor heat in the back garage. Quiet, comfortable neighbourhood, within walking distance of downtown and grocery stores.

Listing Presented By:



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