



## 6106 51 Avenue Cold Lake AB

\$384,000

Exceptional investment opportunity! This side-by-side duplex in Westlawn offers versatility and potential, located near schools, parks, and 4-Wing Cold Lake. Each unit features 2 bedrooms on the main floor, 1 bedroom in the basement, and kitchens and laundry both upstairs and down, with separate basement entries. Beautifully updated with modern flooring, cabinets, countertops, and a refreshed bathroom. Step outside to a serene backyard oasis complete with lush gardens, mature trees. Perfect for living in one side while renting the other or as a full investment property. The possibilities are endless!

Listing Presented By:



Originally Listed by:  
Coldwell Banker Lifestyle

robintobias@cblifestyle.ca  
<https://www.robintobiasrealestate.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net