



## 4705 48 Street A Cold Lake AB

\$254,900

Make your dollars make cents! Here's an excellent opportunity for you to own your own home and have the income from the basement cover most of the mortgage. The upper suite has 3 bedrooms, and an open concept dining and living room area with patio doors to an outside deck. The lower level is nice and bright and consists of 2 bedrooms, full bathroom and a large kitchen, dining and living room area. Each suite has it's own laundry room. The yard is fenced and has a single car garage with alley access. The property has had numerous upgrades and is very well maintained. These suites have permits with the city of Cold Lake. Put your money to work for you!

Listing Presented By:



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