



6404 -47 Street A&B Cold Lake AB

\$498,750

Great investment opportunity! Welcome to this charming full duplex, perfectly designed for modern living. The main floor boasts an open-concept living area, seamlessly integrating the kitchen, dining, and living spaces, ideal for both everyday living and entertaining. The primary bedroom is conveniently located on the main floor, offering privacy and ease of access. Descend to the lower level to find two additional spacious bedrooms, perfect for family or guests. This level also features a cozy family room, a well-equipped laundry room, and a full bathroom, providing all the comforts and conveniences you need. Situated on a large corner lot, this property offers ample outdoor space for recreation, or future expansion. Additionally, each unit includes a garage and a large concrete driveway, providing parking for up to two more vehicles per unit. Don't miss the opportunity to make this versatile and inviting home yours and/or your tenants.

Listing Presented By:



Originally Listed by:
Coldwell Banker Lifestyle

bernard@cblifestyle.ca
<http://www.cblifestyle.ca>



RE/MAX Real Estate

129 Mountain Ash Drive,
Wetaskiwin, AB,

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