



5109 50 Street Cold Lake AB

\$385,000

Duplex currently holds only 1 title for both sides. (lower taxes) Duplex in VERY good rental location close to down town. Each side boast guest 1/2 bath, large storage room with open kitchen, dining, living room on main level. 3 bedrooms, main bath, laundry and mechanical room complete lower level. updates include Brand new shingles April 2024, brand new hot water tanks feb 2024 brand new decks in 2023. Both side are full fence with large back yards back alley access and sheds. Main Parking is in the front Tenants pay for all utilities excellent investment oppertunity

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