



## 4817 A&B 50 Ave Cold Lake AB

\$515,000

Welcome to an affordable brand new FULL duplex close to all downtown amenities, schools and public transportation. Built in 2023 this complete duplex has 2 bedroom/2 bathroom on each side and has all the modern finishes with vinyl plank flooring, soft close cabinets in the well appointed kitchen with large centre island as well as triple pane windows. The open concept living space is plentiful and the white kitchen comes fully equipped with stainless steel appliances. There are two large bedrooms on each main floor along with the main bathroom AND main floor laundry. The basements await finishing touches, but the bathrooms on each side have been conveniently finished for you. With ample alley parking, and a good sized yard, this property would make a great first home where you can live on one side and rent the other or an amazing investment property.

Listing Presented By:



Originally Listed by:  
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