



## 4817 B 50 Ave Cold Lake AB

\$263,500

Welcome to an affordable brand new half duplex close to all downtown amenities, schools and public transportation. Built in 2023 this 2 bedroom/2 bathroom duplex 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 the main floor along with the main bathroom AND main floor laundry. The basement awaits finishing touches, but the bathroom has been conveniently already finished for you. With ample alley parking, and a good sized yard, this property could make a great first home, or an investment property. Other half of duplex is also available for sale.

Listing Presented By:



Originally Listed by:  
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