



## 4903 54 Avenue Cold Lake AB

\$469,000

Welcome to this charming side-by-side duplex, an incredible investment opportunity! Both units are being sold together, featuring beautifully renovated basements with new flooring, fresh paint, and stylish bathrooms. Each basement boasts 3 spacious bedrooms, a full bath, laundry facilities, and cozy in-floor heating, perfect for year-round comfort. Upstairs, enjoy an inviting open-concept kitchen and dining area, perfect for entertaining. A cozy living room, an additional bedroom, and a full bathroom. Step outside to relax on your private back deck overlooking a fenced yard—ideal for outdoor gatherings and pets. This duplex is situated in a desirable neighborhood, offering convenience and accessibility to local amenities. A fantastic investment, collecting a total of \$3500 per month plus utilities. Don't miss your chance to own this well-maintained duplex.

Listing Presented By:



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