



5203 51 Avenue Cold Lake AB

\$179,900

An excellent opportunity for an affordable starter home, this 3-bedroom property is strategically located next to the post office, offering convenience within walking distance to amenities, banks, and schools. Featuring 2 bathrooms (one on each level), a main-floor laundry, and a rear deck overlooking spacious fenced yard, it provides a comfortable living space. The partially finished basement adds potential for customization. Over the years updates include newer siding, shingles, front door, some windows, flooring, furnace, and HWT. Zoned RMX, this property not only serves as a cozy residence but also presents an opportunity for future commercial projects, making it an attractive option for the discerning investor. Don't miss the chance to secure this versatile property that combines residential comfort with potential commercial prospects.

Listing Presented By:



Originally Listed by:
RE/MAX Platinum Realty

cheyeb.maha@gmail.com
<http://www.mahacheyeb.com>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000
Fax:
executive@eliterealestate.ca