

## \$599,900 - 913 8 Street, Cold Lake

MLS® #E4451441

**\$599,900**

3 Bedroom, 1.50 Bathroom, 3,877 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Opportunity to invest in a great rental property before the anticipated "boom" hits! Each unit in the 4 plex has 3 bedrooms and a 4 piece bathroom on the upper level, and a kitchen, living room, dining room on & 2 piece bathroom on the main level. The basements are undeveloped but offer excellent storage and development potential. Currently each unit pays their own power & gas, and the owner pays the water. The property is well maintained and has lots of upgrades. (shingles, windows, paint, furnaces). The Lake & Marina are at the end of the street and many popular eating establishments are in close walking distance. This is a perfect opportunity to get into the market!

Built in 1978

### Essential Information

MLS® #	E4451441
Price	\$599,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	3,877
Acres	0.00
Year Built	1978



Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	913 8 Street
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1H7

### Amenities

Amenities	See Remarks
Parking	Front/Rear Drive Access

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 5th, 2025
Days on Market	24
Zoning	Zone 60

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