

\$449,900 - 4903 54 Av, Cold Lake

MLS® #E4461532

\$449,900

8 Bedroom, 4.00 Bathroom, 1,620 sqft
Single Family

Cold Lake South, Cold Lake, Alberta

Investor Alert! Fully tenanted side-by-side duplex bringing in \$3,900/month plus utilities—solid cash flow from day one. Each unit offers a functional layout with 1 bed and 1 full bath up, plus 3 additional bedrooms, laundry, and a full bath in the basement. In-floor heat in the lower level keeps tenants comfortable year-round. Bright, open-concept main floors with kitchens and dining areas that tenants love. Private fenced yards with decks add to the appeal. Recent updates include new basement flooring, paint, and modern bathrooms—low maintenance, minimal vacancy risk. Located in a desirable neighborhood close to schools, parks, and amenities. Whether you're building your portfolio or just getting started, this well-maintained duplex is a turnkey income property. (id:6289)

Built in 2012

Essential Information

Listing #	E4461532
Price	\$449,900
Bedrooms	8
Bathrooms	4.00
Square Footage	1,620
Year Built	2012
Type	Single Family
Sub-Type	Freehold



Style Bi-level

Community Information

Address 4903 54 Av
Subdivision Cold Lake South
City Cold Lake
Province Alberta
Postal Code T9M0B4

Amenities

Amenities Playground, Schools, Shopping
Features Lane

Interior

Appliances Dryer, Refrigerator, Two stoves, Two Washers, Dishwasher
Heating Forced air, In Floor Heating
Has Basement Yes

Listing Details

Listing Office Coldwell Banker Lifestyle



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