

\$449,500 - 206 26 St Street, Cold Lake

MLS® #A2147671

\$449,500

5 Bedroom, 3.00 Bathroom, 1,214 sqft

Residential on 0.10 Acres

N/A, Cold Lake, Alberta

Visit REALTOR® website for additional information. Discover this fantastic 1214 sq ft home built in 2015, located just a 5-minute walk from Kinosoo Beach at Cold Lake. This 5-bedroom, 3-bathroom property is an excellent income opportunity, featuring a legal basement suite with 2 bedrooms, 1 bathroom, a separate entrance, and its own laundry. Extra insulation and separate HVAC systems ensure noise control and comfort for both units. Reside on the main floor and receive help with your mortgage or rent out the entire home to two tenants. Pride of ownership shows in this pristine home! The spacious open-concept main floor is perfect for a busy family and boasts new paint, luxury vinyl plank flooring, and custom blinds. Quiet location close to the Provincial Park and Hospital, with no rear neighbors and situated on a school bus route. Don't miss out on this incredible find!

Built in 2015

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2147671 |
| Price | \$449,500 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,214 |
| Acres | 0.10 |



| | |
|------------|----------------|
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey Split |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 206 26 St Street |
| Subdivision | N/A |
| City | Cold Lake |
| County | Cold Lake |
| Province | Alberta |
| Postal Code | T9M 0E3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Range Hood, Washer/Dryer, Window Coverings |
| Heating | Forced Air, In Floor |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Rain Gutters |
| Lot Description | Backs on to Park/Green Space, Lawn, Landscaped, Level, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|----------------|
| Date Listed | July 8th, 2024 |
|-------------|----------------|

Days on Market 299
Zoning R

Listing Details

Listing Office PG Direct Realty Ltd.

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