

\$450,000 - 509 13 Street, Cold Lake

MLS® #E4422542

\$450,000

6 Bedroom, 3.00 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

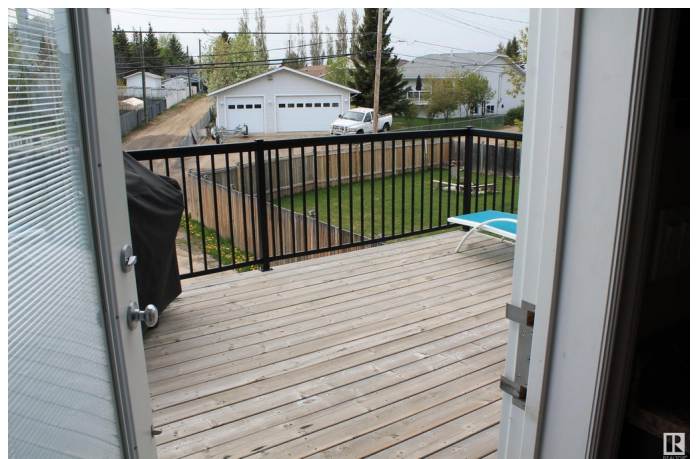
Cold Lake North, Cold Lake, AB

Looking for a great investment? This legally suited home might fit the bill! Rent both suites or live in one and rent the other as a mortgage helper. Upstairs has a large kitchen, dining and living area. There are 3 bedrooms and 2 baths. The primary bedroom has an ensuite with a jetted tub and a walk-in closet. There are decks both off the kitchen and out front. The oversized double garage is heated and has a ton of storage possibilities. The downstairs (ground level) suite has 3 bedrooms also, with a generous open kitchen, dining, living area. Lots of light as the windows are above ground. The back yard is fenced and has a covered patio. There is plenty of parking off the alley for the downstairs tenant. Each suite has it's own laundry facilities. Close to Kinsoo Beach and all that it offers! One of the owners is a licensed Realtor in the province of Alberta.

Built in 2013

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4422542 |
| Price | \$450,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,507 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 509 13 Street |
| Area | Cold Lake |
| Subdivision | Cold Lake North |
| City | Cold Lake |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9M 1B3 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Vinyl Windows, Walkout Basement |
| Parking | Double Garage Attached, Heated, Over Sized |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 21st, 2025 |
| Days on Market | 57 |

Zoning

Zone 60

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Listing information last updated on April 19th, 2025 at 9:02am MDT