

\$300,000 - 5019 62 St, Cold Lake

MLS® #E4458517

\$300,000

4 Bedroom, 3.00 Bathroom, 1,100 sqft
Single Family

Cold Lake South, Cold Lake, Alberta

MAIN LEVEL + BASEMENT PERMITTED
DOUBLE RENTAL WITH DETACHED
GARAGE. OUTSTANDING INVESTMENT
OPPORTUNITY! EASY TAKE OVER WITH
MAIN LEVEL EMPTY + BASMENT RENTED!
Main level & garage empty (was for rented for \$1,350 MTH). Basement unit lease for \$1,100 MTH (Lease expires Nov 30/25). Gas, electric and water included in monthly lease/rental amount. ALL APPLIANCES INCLUDED (as listed). Located in a quiet neighbourhood on the outskirts of Cold Lake close to the base, Lions Park, Millennium Trail, schools & daycare! MAIN FLOOR UNIT: 2 bedrooms (larger bedroom with a 2 piece ensuite). Large livingroom, a dining area, kitchen, laundry, office nook and the main bathroom. BASEMENT UNIT: 2 bedrooms, den, kitchen+dining area, 4 piece bathroom and laundry. Many upgrades: SHINGLES AND ELECTRICAL UPDATES 2025, HOT WATER TANK REPLACED WITH UPSIZED BOILER 2025. Other updates over the years: Vinyl siding, flooring, most light fixtures. Double detached GARAGE. Concrete parking pad in front of the garage. Good sized lot! (id:6289)

Built in 1966

Essential Information

Listing #	E4458517
Price	\$300,000



Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,100
Year Built	1966
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	5019 62 St
Subdivision	Cold Lake South
City	Cold Lake
Province	Alberta
Postal Code	T9M1T6

Amenities

Amenities	Playground, Schools
Features	Corner Site, See remarks, Lane
Parking	Detached Garage, Parking Pad
# of Garages	1

Interior

Appliances	Dishwasher, See remarks, Dryer, Refrigerator, Two stoves, Two Washers
Heating	Baseboard heaters, Hot water radiator heat
# of Stories	1
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	Century 21 Lakeland Real Estate
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Listing information last updated on October 13th, 2025 at 1:31am CDT