

# \$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
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Days on Market 343

Zoning R

## **Listing Details**

Listing Office PG Direct Realty Ltd.

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