# \$345,000 - 12 Avenue & 13 Street, Cold Lake

MLS® #E4327051

### \$345,000

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

"CIVIL ENFORCEMENT SALE" Fully serviced lots, ready for subdividing and development. This approximately 15 unit community (total 40 units with adjacent land/lots) is 1.37 Acres zoned R3 - Medium Density Residential, currently set up for duplex's, but row housing and small multi-family units would be permitted by the town. The services seem to be completed, curbs, sidewalks, water, electricity, sewer etc. and passed ATCO inspections as per contractor who developed the land. Development levies have been paid (Buyer to confirm). This property is being sold "Where-Is, As-Is" all information has been obtained from the City of Cold Lake and/or assumed. Also available is adjacent subdivision for and additional 2.12 Acre lot to the eastern boundary of this lot.



MLS® # E4327051 Price \$345,000

Bathrooms 0.00 Acres 0.00

Type Single Family Sub-Type Vacant Lot/Land

Status Active







## **Community Information**

Address 12 Avenue & 13 Street

Area Cold Lake

Subdivision Cold Lake North

City Cold Lake County ALBERTA

Province AB

Postal Code T9M 1H2

### **Exterior**

Exterior Features Flat Site, Not Fenced, Not Landscaped, Schools, Shopping Nearby,

Subdividable Lot, See Remarks

### **Additional Information**

Date Listed February 9th, 2023

Days on Market 980

Zoning Zone 60

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Listing information last updated on October 16th, 2025 at 12:17pm MDT