# \$149,900 - 4715 47 Avenue, Cold Lake

MLS® #E4396908

#### \$149.900

5 Bedroom, 2.00 Bathroom, 1,255 sqft Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

This home could be your next investment opportunity with a mother in law suite in the basement. There is tons of storage throughout the home! On the main floor you'll find a spacious living room and kitchen as you walk through the front door, a large primary bedroom, 4pc bathroom, and an office/den/whatever you'd like to make it. As you head-up stairs you'll find 2 more very spacious bedrooms and a large crawl space in the middle to store all your extras. With a separate entrance to your basement suite you'll find 1 bedroom with an ensuite, a large living room, and a spacious kitchen. Large back yard which currently has a double car garage which needs extensive renovations or demolition. With no back yard neighbours... bonus! Upgrades throughout the years include: Most windows replaced (2010), kitchen flooring (2012), boiler (2022)

Built in 1937

#### **Essential Information**

MLS® # E4396908

Price \$149,900

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,255







Acres 0.00 Year Built 1937

Type Single Family

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

# **Community Information**

Address 4715 47 Avenue

Area Cold Lake

Subdivision Cold Lake South

City Cold Lake
County ALBERTA

Province AB

Postal Code T9M 1Y5

#### **Amenities**

Amenities On Street Parking, Deck, Detectors Smoke, Front Porch, Guest Suite,

Vinyl Windows, Walk-up Basement, Wood Windows

Parking Front Drive Access, Parking Pad Cement/Paved

#### Interior

Appliances Dryer, Window Coverings, Refrigerators-Two, Stoves-Two

Heating Baseboard, Hot Water, Natural Gas

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Concrete, Vinyl

Exterior Features Back Lane, Golf Nearby, Landscaped, Level Land, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, Treed Lot, Private

Park Access, Partially Fenced

Roof Asphalt Shingles
Construction Concrete, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Grand Center Elementary

Middle Assumption Jr/Sr High

High Grand Center High School

### **Additional Information**

Date Listed July 10th, 2024

Days on Market 464

Zoning Zone 60

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