

## \$79,900 - 822 16 Avenue, Cold Lake

MLS® #E4456493

**\$79,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

This vacant lot previously had an older house that was removed, and the services are still available [water, sewer, power, and gas]. Apparently the lot is also zoned with capabilities for a duplex, but that would have to be confirmed by the buyer. The lot is above average at 650 square meters. The lot is 140' long x 50' wide. This is a corner lot with Emma's convenience store just down the street, and Cold Lake Elementary on the opposite side of the road. It's in Cold Lake North, with the Cold Lake Marina and Marina Mall only about 4-5 blocks away. Kinsoo Beach is about 10 blocks or less. Having all the utilities already on the property is a huge bonus to a prospective buyer looking to build. All measurements and utility availability to be confirmed by the buyer.



### Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4456493        |
| Price      | \$79,900        |
| Lease Rate | \$15            |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Type       | Single Family   |
| Sub-Type   | Vacant Lot/Land |
| Status     | Active          |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 822 16 Avenue   |
| Area        | Cold Lake       |
| Subdivision | Cold Lake North |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 1L6         |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Corner Lot, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 140' x 50'   |

## School Information

|            |                       |
|------------|-----------------------|
| Elementary | Cold Lake Elementary  |
| Middle     | Nelson Heights        |
| High       | Cold Lake High School |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 41                  |
| Zoning         | Zone 60             |

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Listing information last updated on October 16th, 2025 at 5:48pm MDT