

## \$535,000 - 12 Avenue & 16 Street, Cold Lake

MLS® #E4327054

**\$535,000**

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 25 unit community (total 40 units with adjacent land/lots) is 2.12 Acres zoned R3 - Medium Density Residential, currently set up for duplexes, 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 1.37 Acre lot to the eastern boundary of this lot.

### Essential Information

MLS® #	E4327054
Price	\$535,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information



Address	12 Avenue & 16 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	763
Zoning	Zone 60

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Listing information last updated on March 13th, 2025 at 9:02pm MDT