

# \$355,000 - 106 26 St, Cold Lake

MLS® #E4448913

## \$355,000

4 Bedroom, 4.00 Bathroom, 1,403 sqft

Single Family on 0.10 Acres

Parkview Estates (Cold Lake), Cold Lake, Alberta

Prime Investment Opportunity with Strong Rental Returns This sun-filled home offers a welcoming open-concept layout that's ideal for attracting quality tenants. Featuring two fully self-contained units, this property is a turnkey investment with solid monthly income. Main Unit: 3 bedrooms, 3 bathrooms, rents for \$1,700/month. The main floor boasts a spacious layout with a large island and abundant cabinetry. All bedrooms and laundry are conveniently located on the second floor. Basement Suite: 1 bedroom, 3-piece ensuite, rents for \$1,300/month. Offers a bright and open floor plan, its own furnace, hot water heater, and laundry. (id:6289)

Built in 2014

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | E4448913      |
| Price          | \$355,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 1,403         |
| Acres          | 0.10          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information



|             |                              |
|-------------|------------------------------|
| Address     | 106 26 St                    |
| Subdivision | Parkview Estates (Cold Lake) |
| City        | Cold Lake                    |
| Province    | Alberta                      |
| Postal Code | T9M2B5                       |

### Amenities

|                |                    |
|----------------|--------------------|
| Features       | Flat site          |
| Parking Spaces | 3                  |
| Parking        | See Remarks, Stall |

### Interior

|              |                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Microwave Range Hood Combo, Washer/Dryer Stack-Up, Window Coverings, Dryer, Refrigerator, Two stoves, Two Washers, Dishwasher |
| Heating      | Forced air                                                                                                                    |
| # of Stories | 2                                                                                                                             |
| Has Basement | Yes                                                                                                                           |
| Basement     | Suite                                                                                                                         |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Coldwell Banker Lifestyle |
|----------------|---------------------------|



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