

# \$49,900 - 5312 57 Street, Cold Lake

MLS® #E4350358

**\$49,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Welcome to this exceptional large vacant lot, spanning an impressive 705 square meters, with the perfect zoning in place to build a remarkable Duplex. Located in a prime neighborhood, this lot offers an incredible opportunity for developers, investors, or anyone seeking to create their dream home. The lot is strategically situated, boasting easy access to various amenities, making it an ideal location for families and individuals within walking distance to schools, playgrounds, shopping and restaurant's. One Water service, is already available on the property, streamlining the construction process for the prospective Duplex. Additionally, the presence of a sewer line ensures a hassle-free connection to the sewage system. Prime zoning, convenient access to essential amenities, and the potential to build a stunning Duplex, this property truly offers the best of both worlds – the promise of a dynamic lifestyle and the serenity of a welcoming community.



## Essential Information

MLS® #	E4350358
Price	\$49,900
Bathrooms	0.00
Acres	0.00

Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	5312 57 Street
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1R9

### Exterior

Exterior Features	Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
-------------------	---

### Additional Information

Date Listed	July 15th, 2023
Days on Market	687
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 1st, 2025 at 7:32pm MDT