

\$649,000 - 616 10 Street, Cold Lake

MLS® #E4448103

\$649,000

3 Bedroom, 3.00 Bathroom, 3,138 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

A Truly One-of-a-Kind Cold Lake Opportunity | Luxury Lakeview Living with Elevator Access A residence that redefines what it means to live, work, and thrive under one roof. Perched above Cold Lake with stunning lake views, this exceptional property offers an unmatched blend of luxury, accessibility, and versatility â€” perfect for entrepreneurs, investors, or anyone looking for a home that does more. Designed with intentionality and built with precision in 2006, the top-level living space features vaulted ceilings, custom imported wrought iron railings, a massive entertaining kitchen, and a custom layout. Step outside to your private back patio, where panoramic lake views set the stage for morning coffees, sunset dinners, and everything in between. Its multi-use potential, with a 22â€™ x 50â€™ attached shop + double attached garage on the residential side, is truly rare. Whether you envision a storefront, creative studio, professional office, or rental income below, the flexible layout makes it all possible.

Built in 1962

Essential Information

MLS® # E4448103

Price \$649,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,138
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	616 10 Street
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1B1

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Patio, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Wet Bar, Workshop, See Remarks, HRV System, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Double Garage Attached, Front/Rear Drive Access, Heated, Over Sized, RV Parking, Shop

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Washer, Window Coverings, See Remarks, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes

Basement None, No Basement

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Commercial, Flat Site, Low Maintenance Landscape, Shopping Nearby, View Lake, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 14th, 2025

Days on Market 74

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 September 26th, 2025 at 3:47am MDT