

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

MLS® #E4452391

**\$649,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

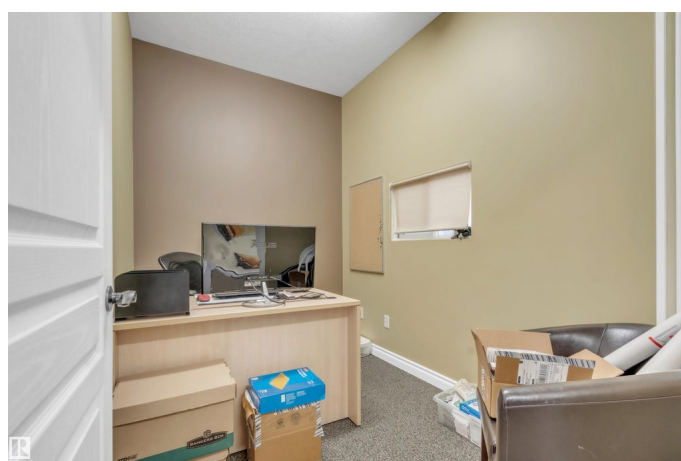
Cold Lake North, Cold Lake, AB

An unparalleled opportunity to live, work, and invest in one of Cold Lake's most striking properties. Perched above the lake with commanding views, this 2006 custom-built residence is designed for both business and lifestyle – a perfect fit for entrepreneurs, professionals, or investors seeking a premium, high-visibility location. The commercial-grade lower level offers exceptional versatility, featuring a 22' x 50' attached shop plus a double garage, ideal for a storefront, service-based business, creative studio, or professional office. With elevator access from the shop to the top-floor living quarters, the property is optimized for both accessibility and efficiency. Upstairs, vaulted ceilings, a chef-inspired kitchen, and custom imported wrought iron railings create a refined residential retreat. Expansive windows and a private patio frame panoramic lake views. This rare combination of prime commercial space, upscale living, and high-traffic visibility makes it a one-of-a-kind investment in Cold Lake.

Built in 1962

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452391  |
| Price     | \$649,000 |
| Bathrooms | 0.00      |



|            |        |
|------------|--------|
| Acres      | 0.00   |
| Year Built | 1962   |
| Type       | Office |
| 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         |

### Exterior

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 80                |
| 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 October 29th, 2025 at 11:17pm MDT