

# \$1,580,000 - 63317 Rr 424, Cold Lake

MLS® #E4463156

**\$1,580,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Cold Lake North, Cold Lake, AB

Located approximately 4 km west of Cold Lake in the Municipal District of Bonnyville No. 87, this 14.51-acre industrial-zoned property offers rare infrastructure and access readiness. The site features full perimeter fencing and a gated entrance, ensuring secure access and strong visibility. The yard is mostly surfaced with a durable base built to handle heavy-truck traffic and equipment staging—a foundation that would cost significantly to recreate. Also included is a 10,752 sq ft steel-frame building (built in 1987) with office, shop and mezzanine space, providing flexibility for immediate use or redevelopment. Situated in a region with a strong industrial and resource-service economy, this site is ideal for growth, expansion or repositioning.

Built in 1987

## Essential Information

MLS® #	E4463156
Price	\$1,580,000
Bathrooms	0.00
Acres	0.00
Year Built	1987
Type	Industrial
Status	Active

## Community Information



Address	63317 Rr 424
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9N 2H1

### **Exterior**

Exterior	Steel Frame
Construction	Steel Frame

### **Additional Information**

Date Listed	October 23rd, 2025
Days on Market	11
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 November 3rd, 2025 at 7:47am MST