

## \$69,900 - 13 5328 54 Street, Cold Lake

MLS® #E4409004

**\$69,900**

2 Bedroom, 1.00 Bathroom, 853 sqft

Condo / Townhouse on 0.00 Acres

Cold Lake South, Cold Lake, AB

This is a 2 bedroom & 1 full bath condo, with 4'x4' outside storage & concrete deck. This could be a good investment property for someone looking to diversify into the rental market. The present tenant is on a 12 month lease. The condo fees on this property include both water & sewer as well as all heating costs. Power [electricity] is not included in the condo fees, so that is an additional cost to either a Tenant or Owner. The condo building is right next to No Frills grocery store & there is a children's park only a block away. Schools, parks, and transit are also within walking distance & it is only about 3-4 blocks to main street. There is a parking lot in the back of the condo building with electric plug-ins. The condo building has coin operated laundry.

Built in 1977

### Essential Information

MLS® #	E4409004
Price	\$69,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	853
Acres	0.00
Year Built	1977



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	13 5328 54 Street
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1W1

### Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Plug-Ins, Storage-In-Suite, Storage-Locker Room
Parking	Parking Pad Cement/Paved, Stall

### Interior

Appliances	Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Holy Cross Elementary
Middle	Assumption Jr. Sr. High
High	Cold Lake High School

### Additional Information

Date Listed	October 3rd, 2024
Days on Market	213
Zoning	Zone 60
Condo Fee	\$632

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 May 4th, 2025 at 8:02pm MDT