

## \$155,000 - 1103 1601 8 Avenue, Cold Lake

MLS® #E4429674

**\$155,000**

2 Bedroom, 1.00 Bathroom, 1,119 sqft

Condo / Townhouse on 0.00 Acres

Cold Lake North, Cold Lake, AB

Perfect for investors or first-time homebuyers! This bright, modern condo features 2 bedrooms, 1 bathroom, and a spacious open-concept living area. It also includes two outdoor parking spots with plug ins. Laminate flooring throughout, the kitchen offers plenty of storage, ample counter space, and a large island for cooking or entertaining. Enjoy the convenience of in-suite laundry with a washer and dryer, and extra storage space. This unit is equipped with air conditioning and a nice balcony to enjoy. Situated in Cold Lake North, this property is just a short walk to the marina/lake and local shops, and restaurants. The building is secured with a buzz-in system and features a conference room & storage room. Condo fees cover essential services, including heating, water, landscaping, snow removal, exterior maintenance, reserve fund, and professional management..maintenance free living--move in ready!

Built in 2014

### Essential Information

MLS® #	E4429674
Price	\$155,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	1,119
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	1103 1601 8 Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0C3

### Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Parking-Plug-Ins, Parking-Visitor, Security Door
Parking	2 Outdoor Stalls

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 7th, 2025
Days on Market	125
Zoning	Zone 60
Condo Fee	\$488

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