# \$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 210

Zoning Zone 60

Condo Fee \$513

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Listing information last updated on November 3rd, 2025 at 12:32pm MST