

## \$299,900 - 5 1501 8 Avenue, Cold Lake

MLS® #E4422087

**\$299,900**

4 Bedroom, 2.00 Bathroom, 978 sqft

Condo / Townhouse on 0.00 Acres

Cold Lake North, Cold Lake, AB

This home has air conditioning & a lakeview from the living room & kitchen windows. There is a 3 sided gas fireplace between the kitchen/dining area & the living room to keep everything warm & cozy. The home has 4 spacious bedrooms. The home has 2 full baths with tubs & showers. The kitchen comes with fridge, stove, built-in dishwasher, & built-in microwave. The home has plenty of storage space. This is a bare land condo, so the fees are cheap, only \$175/month! The home is only about 3 or 4 blocks to the Cold Lake Marina & about the same to Kinosoo Beach & the Splash Park & MD Park area. The Marina Mall is only 2 blocks away & there are 4 or 5 restaurants within about 4 blocks. The home has a long term tenant with the lease maturing the end of June.

Built in 2009

### Essential Information

MLS® #	E4422087
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	978
Acres	0.00
Year Built	2009



Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	Bi-Level
Status	Active

### Community Information

Address	5 1501 8 Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0C9

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	40' x 88'
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	Cold Lake Elementary
Middle	Nelson Heights
High	Cold Lake High School

**Additional Information**

Date Listed	February 19th, 2025
Days on Market	59
Zoning	Zone 60
Condo Fee	\$175



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