

## \$149,500 - 2204 1601 8 Avenue, Cold Lake

MLS® #E4432029

**\$149,500**

2 Bedroom, 2.00 Bathroom, 1,133 sqft

Condo / Townhouse on 0.00 Acres

Cold Lake North, Cold Lake, AB

NEW UNIT on the 2nd floor in COLD LAKE NORTH! 2 BEDROOMS / 2 BATHROOMS with in-suite laundry. Superb location: Walking distance to convenient store, beach and Marina! Millennium trail right beside condo building with HWY55 West nearby! Modern feel with open concept kitchen, dining area and livingroom. Livingroom area with patio door to balcony and an exterior storage closet. Main bathroom is a full 4 piece. Primary bedroom with 3 piece ensuite, lots of counterspace and a hanging closet space. Building has a secure "buzz in" system. Condo includes 2 assigned powered parking stalls. Condo fees include: Exterior maintenance, Insurance for Common Areas, landscape maintenance and snow removal, reserve fund contribution, water, sewer and heat. Why pay rent when you can own! Move in ready!

Built in 2014

### Essential Information

MLS® #	E4432029
Price	\$149,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,133
Acres	0.00



Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	2204 1601 8 Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0J9

### Amenities

Amenities	Deck, Storage-Locker Room, Vinyl Windows
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 21st, 2025
Days on Market	8
Zoning	Zone 60

Condo Fee                \$480

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Listing information last updated on April 29th, 2025 at 1:02am MDT