



1103 13 Street Cold Lake AB

\$269,900

This home with single car heated garage, is located in Cold Lake North, only a few blocks from the Cold Lake Marina & Kinosoo Beach & the Splash Park. The home has 2 bathrooms with showers or tubs, 3 bedrooms, a good sized fenced back yard for children to play in [or for pets], backing onto green space [no neighbors behind], a double tiered deck, as well as a deck off the main level. The home comes with a fridge, stove, built-in dishwasher, built-in microwave, washer, & dryer. There is a tenant renting until June 30, 2024 at \$1700/month plus utilities. This could make a good home for a young family or serve as a rental property with a tenant already renting.

Listing Presented By:



Originally Listed by:
RE/MAX Platinum Realty

kelly.baker@remax.net
<https://kellybaker.coldlake.realestate/>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net