



## 901 16 Street 1302 Cold Lake AB

\$179,900

Top floor modern condo, open concept kitchen/ dining, living room. 3 spacious bedrooms, primary with 3 pc ensuite leading to your walk in closet. Kitchen provides ample cupboard space, large peninsula with sink, corner pantry, and stainless appliances. Living room leads to your private balcony, with enclosed storage room. Completing the unit is the in-suite laundry, and 4pc main bath. If your thinking of investing in your first home, or your first rental, or downsizing this condo is a great place to start. Professionally managed, walking distance to the marina, some shopping, public transportation. Condo fees include: Heat, Insurance for common areas, Caretaker, Landscape/ Snow Removal, Parking, Reserve Fund Contribution, Water/ Sewer. Home ownership made easy!

Listing Presented By:



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Royal LePage Northern Lights  
Realty

jackiegrayrealty@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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