



303 AURORA Way A&B Cold Lake AB

\$620,000

Presenting a unique and charming investment opportunity. Nestled in a very desirable neighborhood, this side by side duplex offer a harmonious blend of modern amenities and a welcoming atmosphere. Each side of this duplex comes complete with a fully fenced yard, providing a private and secure outdoor space for residents to enjoy. Step inside, and you'll discover the true essence of comfort with air conditioning ensuring a cool and refreshing ambiance during warmer seasons. The thoughtful design of each unit emphasizes a seamless flow from room to room, creating a homey atmosphere that residents will undoubtedly appreciate. Investors and tenants alike will appreciate the low-maintenance lifestyle offered, making it an excellent choice for those seeking both comfort and convenience. Whether you're looking to expand your investment portfolio or find the perfect place to call home, this duplex is a golden opportunity waiting to be seized. The existing mortgage can be assumed at 1.89% expiring September 2025.

Listing Presented By:



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