



5328 54 Street 18 Cold Lake AB

\$129,900

This could be the perfect starter home for a single individual or young couple, or a good investment property at a monthly cost cheaper than rent, with cash flow potential. There are two bedrooms, a living room with a wall mounted electric fireplace, that does a really good job of heating up the whole unit, a dining area, both a 6'x6' storage area inside the unit, & a 4'x4' storage area outside off the deck. The bathroom is actually quite spacious too. The rental unit has been upgraded with quality vinyl plank flooring. Presently the unit has very good long term tenants paying \$1,000/month with their lease coming up for renewal the end of June 2024. The tenants would like to continue to rent the unit.

Listing Presented By:



Originally Listed by:
RE/MAX Platinum Realty

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

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000
Fax:
jmattie@telusplanet.net