



5328 54 Street Cold Lake AB

\$79,900

This is a 2 bedroom & 1 full bath condo, with 4'x4' outside storage & concrete deck. There is also plenty of storage in the unit. This condo unit presently has a Tenant until May 31, 2024, paying \$1150/month, & they like the unit would be willing to continue to rent out the unit. This could be a good investment property for someone looking to diversify into the rental market. The condo fees on this property include both water & sewer as well as all heating costs. Power [electricity] is not included in the condo fees, so that is an additional cost to either a Tenant or Owner. The condo building is right next to No Frills grocery store & there is a children's park only a block away. Schools, parks, and transit are also within walking distance & it is only about 3-4 blocks to main street. There is a parking lot in the back of the condo building with electric plug-ins. The condo building has coin operated laundry.

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