



## 1001 7 Avenue 7 Cold Lake AB

\$239,500

Walking distance to the beach & Marina of Cold Lake is this townhouse condo that's fully developed and in great condition. A walk out basement that has a 3pc bathroom, rec /den / bedroom, storage, garage and all with high efficiency infloor heat. Plenty of natural light flows through the main level open concept kitchen dining family rooms and a 2 pc washroom. SS appliances in the U shaped double island counters is very functional. Patio / balcony backs onto fenced off area just behind restaurants on Main Street, all resources are convenient walking distance. Upstairs has the 2 bedrooms, 2 bathrooms, laundry & storage. No carpet through out, upgraded laminate floor & trim package & crown molding gives a great modern feel and yet so cozy. Condo fees include the snow removal, grass cutting & yard maintenance. HW on demand tank new Apr 2023. Marina Estates offer the easy & safe lifestyle for the busy person.

Listing Presented By:



Originally Listed by:  
RE/MAX Bonnyville Realty

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