



## 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. Total of 1,350 sq/ft per unit of living space plus the basement for future development. 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:



Originally Listed by:  
Coldwell Banker Lifestyle

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