



## 1001 7 Avenue 12 Cold Lake AB

\$234,900

Wonderful Location with a Lakeview! Marina Estates is hassle-free living at its finest! This spacious 1600sqft townhome, offers the comforts of a single-family home with the ease of condo living. The main floor is perfectly designed for hosting guests, featuring a sizable kitchen with ample counter space and stainless steel appliances. Enjoy a bright dining area, a living room with beautiful custom built-ins and a fireplace, a delightful deck overlooking the park and lake, accompanied by a convenient 2-pc bathroom. Upstairs, you'll find 2 bedrooms, including a Primary bedroom with a walk-in closet and a great ensuite with a large shower. The upper level also houses the laundry area and another 4-pc bathroom. The lower level has a cozy den/bedroom, and a 2-pc bathroom. Plus entry to the single-car garage with in-floor heat and hot water on demand(2024) Situated just a stone's throw away from Cold Lake Marina and walking distance to fantastic local restaurant's!

Listing Presented By:



Originally Listed by:  
Royal Lepage Northern Lights  
Realty

[melaniehogan@royallepage.ca](mailto:melaniehogan@royallepage.ca)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)