



## 5328 54 Street 13 Cold Lake AB

\$79,900

This is a 2 bedroom & 1 full bath condo, with 4'x4' outside storage & concrete deck. This could be a good investment property for someone looking to diversify into the rental market. The present tenant is on a 12 month lease. 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

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