



## 1601 8 Avenue 2201 Cold Lake AB

\$149,500

NEW UNIT on the 2nd floor in COLD LAKE NORTH! 2 BEDROOMS / 2 BATHROOMS with in-suite laundry. Superb location: Walking distance to convenient store, beach and Marina! Millennium trail right beside condo building with HWY55 West nearby! Modern feel with open concept kitchen, dining area and livingroom. Livingroom area with patio door to balcony and an exterior storage closet. Main bathroom is a full 4 piece. Primary bedroom with 3 piece ensuite, lots of counterspace and a hanging closet space. Building has a secure "buzz in" system. Condo includes 2 assigned powered parking stalls. Condo fees include: Exterior maintenance, Insurance for Common Areas, landscape maintenance and snow removal, reserve fund contribution, water, sewer and heat. ONLY 2 NEW UNITS REMAINING IN THIS BUILDING (both on the 2nd floor). Why pay rent when you can own! Move in ready!

Listing Presented By:



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