

## \$199,900 - 104 1605 7 Avenue, Cold Lake

MLS® #E4423545

**\$199,900**

2 Bedroom, 2.00 Bathroom, 1,197 sqft  
Condo / Townhouse on 0.00 Acres

Cold Lake North, Cold Lake, AB

This condo unit comes with air conditioning, 2 bedrooms, full bath as well as a 3/4 bath ensuite, plenty of space on the balcony, underground heated parking, a storage unit, and is only a very short walk from Kinosoo Beach, the Splash Park, and the Cold Lake Marina. This is a quiet building, with an elevator, making it convenient for moving furniture or bringing up groceries. The building is well maintained, with the overwhelming majority of occupants being permanent residents with an average of probably 55 plus. A cat or lap dog are permissible pets. Heat, water & sewer are included in your condo fees, so you only have to add electricity & internet.

Built in 2007

### Essential Information

MLS® #	E4423545
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,197
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Multi Level Apartment
Status	Active

### Community Information

Address	104 1605 7 Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0A6

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage-Locker Room, Vinyl Windows
Parking Spaces	1
Parking	Heated, Parkade, Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Cold Lake Elementary
Middle	Nelson Heights

High

Cold Lake High School

### **Additional Information**

Date Listed March 1st, 2025

Days on Market 63

Zoning Zone 60

Condo Fee \$501

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