

## **\$239,000 - 1203 901 16 Street, Cold Lake**

MLS® #E4422029

**\$239,000**

3 Bedroom, 2.00 Bathroom, 1,158 sqft  
Condo / Townhouse on 0.00 Acres

Cold Lake North, Cold Lake, AB

This 3 bedroom condo has an open concept kitchen/living room/dining area, with direct access to the balcony with a 4'x4' enclosed storage unit. The kitchen has a walk-in pantry & plenty of cupboard space & an island with double sink. The condo is modern with in-suite laundry room & cabinet storage for laundry supplies. There are two good sized secondary bedrooms with large windows for plenty of natural light. The main bath features a tub, toilet, & sink with a good amount of counter space & under sink storage. The master bedroom has plenty of room for a king bed & has a walk-in closet with shelving as well as a 3/4 bath with shower, toilet, sink, counter space & under sink storage. The condo fees include heat, water, sewer, contributions to the reserve fund, insurance, and professional management. This unit can be sold fully furnished with kitchen supplies, or all furnishings can be removed. The property has served as an investment property. The present tenant pays \$2000/month. Professionally managed.



Built in 2007

### **Essential Information**

MLS® #	E4422029
Price	\$239,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,158
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	1203 901 16 Street
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0C3

### Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Storage-In-Suite, Vinyl Windows
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Cold Lake Elementary
Middle	Nelson Heights
High	Cold Lake High School

### Additional Information

Date Listed	February 18th, 2025
Days on Market	192
Zoning	Zone 60
Condo Fee	\$470



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