

## \$117,000 - 101 911 10 Street, Cold Lake

MLS® #E4404683

**\$117,000**

2 Bedroom, 1.00 Bathroom, 766 sqft

Condo / Townhouse on 0.00 Acres

Cold Lake North, Cold Lake, AB

This private condo is only two short blocks from the lake and there are at least 4 restaurants within about 5 blocks. This condo has seen many renovations over the years including new cabinetry; new flooring; a new vanity; and other upgrades. The condo building has 4 washers and 4 dryers, which are all coin operated, but this unit has its own European style washer/dryer combo. There is also a large storage area to place those items that are not regularly used, but since this is on the ground floor, a person could also store their bike or other valuable property. The condo is heated through a boiler with baseboard heat, and keeps toasty warm even when it is extremely cold outside. This could make a great investment property. Presently there is a tenant paying \$1,200.00 plus power. This could make a great revenue property at an affordable price. The property is professionally managed.

Built in 1978

### Essential Information

MLS® #	E4404683
Price	\$117,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	766
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	101 911 10 Street
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1J8

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, Parking-Plug-Ins, Storage-In-Suite
Parking	Parking Pad Cement/Paved, Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Refrigerator, Stove-Electric
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	Sy. Dominics
Middle	Nelson Heights
High	Cold Lake High School

### **Additional Information**

Date Listed	September 3rd, 2024
Days on Market	228
Zoning	Zone 60
Condo Fee	\$366

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