

## \$215,000 - 16 1001 7 Avenue, Cold Lake

MLS® #E4455255

**\$215,000**

2 Bedroom, 2.50 Bathroom, 1,640 sqft

Condo / Townhouse on 0.00 Acres

Cold Lake North, Cold Lake, AB

Bright 3 level townhouse just steps from the Marina! This spacious home features big windows, second level deck with gas BBQ line overlooking greenspace. Natural light floods the interior and highlights the open airy layout. Enjoy modern living with hard surface floors creating a sleek and low maintenance environment. Large kitchen, dining room and livingroom offers plenty of space for entertaining and storage giving you flexibility to suit your lifestyle. Top floor boasts a large Primary bedroom with ensuite, same level laundry and a good sized spare room. Lower level has your own in floor heated garage and plenty of space for that home gym. Whether you are looking for a modern retreat near the water or a spacious townhome - this property offers it all - style, location and convenience. Close to the new Lakeshore Drive walking trail!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455255  |
| Price          | \$215,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,640     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2007              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16 1001 7 Avenue |
| Area        | Cold Lake        |
| Subdivision | Cold Lake North  |
| City        | Cold Lake        |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9M 0C4          |

### Amenities

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, No Smoking Home, Parking-Extra, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Heated, Single Garage Attached                                                                 |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                              |
| Stories           | 2                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Partial, Unfinished                                                                                                                          |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                         |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 60           |
| Condo Fee      | \$426             |

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Listing information last updated on September 13th, 2025 at 8:47pm MDT