

## **\$234,900 - 302 1705 7 Avenue, Cold Lake**

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MLS® #E4425624

**\$234,900**

2 Bedroom, 2.00 Bathroom, 1,000 sqft

Condo / Townhouse on 0.00 Acres

Nelson Heights, Cold Lake, AB

This is one of the best possible condo units you can own for location, convenience, lake view, and price! The condo unit is the top floor middle unit & overlooks all of the Lake from the deck, the living room, the kitchen/dining room area, & both bedrooms; pretty much every room has an amazing view of the whole lake! Since the home is on the top floor, there are no other condo units above you! This condo home also has air conditioning, a 3/4 bath ensuite with shower, a full bath with tub & shower, in-suite laundry, storage, heated underground parking, & is about a 2-3 minute walk down to the lake & Kinosoo Beach. There is an elevator in the building to make it easy for moving furniture as well as bringing up groceries. Circle K is at the end of the block, in case you forget your milk, bread, or eggs. Condo fees include heat (gas), water & sewer, reserve fund, professional management, insurance for common areas, as well as utilities for common areas. Condo living is basically 'maintenance free' living!

Built in 2007

### **Essential Information**

MLS® #                    E4425624

Price                      \$234,900

Bedrooms                2



Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	302 1705 7 Avenue
Area	Cold Lake
Subdivision	Nelson Heights
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, Sprinkler System-Fire, Storage-Locker Room, Vinyl Windows
Parking	Heated, Insulated, Parkade

### 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, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake

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	March 13th, 2025
Days on Market	37
Zoning	Zone 60
Condo Fee	\$501

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Listing information last updated on April 19th, 2025 at 6:02am MDT