

\$69,900 - 13 5328 54 Street, Cold Lake

MLS® #E4409004

\$69,900

2 Bedroom, 1.00 Bathroom, 853 sqft

Condo / Townhouse on 0.00 Acres

Cold Lake South, Cold Lake, AB

This is a 2 bedroom & 1 full bath condo, with 4'x4' outside storage & concrete deck. This could be a good investment property for someone looking to diversify into the rental market. The present tenant is on a 12 month lease. The condo fees on this property include both water & sewer as well as all heating costs. Power [electricity] is not included in the condo fees, so that is an additional cost to either a Tenant or Owner. The condo building is right next to No Frills grocery store & there is a children's park only a block away. Schools, parks, and transit are also within walking distance & it is only about 3-4 blocks to main street. There is a parking lot in the back of the condo building with electric plug-ins. The condo building has coin operated laundry.

Built in 1977

Essential Information

MLS® #	E4409004
Price	\$69,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	853
Acres	0.00
Year Built	1977



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

Community Information

Address	13 5328 54 Street
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1W1

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Plug-Ins, Storage-In-Suite, Storage-Locker Room
Parking	Parking Pad Cement/Paved, Stall

Interior

Appliances	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	Holy Cross Elementary
Middle	Assumption Jr. Sr. High
High	Cold Lake High School

Additional Information

Date Listed	October 3rd, 2024
Days on Market	226
Zoning	Zone 60
Condo Fee	\$632

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Listing information last updated on May 17th, 2025 at 2:32am MDT