

FOR SALE

MLS# E4484385



Northern Lights Realty Ltd.
INDEPENDENTLY OWNED AND OPERATED

Low maintenance living close to the lake!

Available for Ownership

#106 Harbour Vista 1705 7 Ave, Cold Lake, AB \$237,000 List Price



Maciek Juszczyk
REALTOR®



780.545.8400



maciekj@royallepage.ca



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ROYAL LEPAGE





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106 - 1705 7 Ave | Cold Lake, AB | Condominium | 2 Bed | 2 Bath

Property Highlights

-  **Opportunity:** Ideal for people who like low maintenance living, with underground parking, in an apartment style condo!
-  **Location:** Minutes from the Marina in Cold Lake North
-  **Unit Size:** Unit is 1150+ sq. ft. located on second floor
-  **Highlights:** Large 2 bedroom unit, underground heated parking, in suite laundry, heat/water included!

Total List Price: \$237,000



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Minutes walk to beach and marina

Established condo complex

Several schools close by

Backs on to trees

Heat and water included in condo fees

Professionally managed condominium

1 indoor secure heated parking stall

1 indoor secure storage locker

Visitor parking available on site

Transit stop across the street

Landscaping and snow removal included

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Legal Desc.: Plan 0727398/ Unit 6

Bldg. Size: 4 floors with elevator

Unit Size: ~1153 sq. ft. on second floor

Year Built: 2007

Complex: Harbour Vista

Parking: 1 underground parking stall

Condo Fees: \$509.35 per month

Manager: Braden Equities Inc.

Features: In suite laundry and storage
Additional storage locker
Linoleum and carpet flooring
Balcony with tree view
Appliances included in sale
Elevator in building



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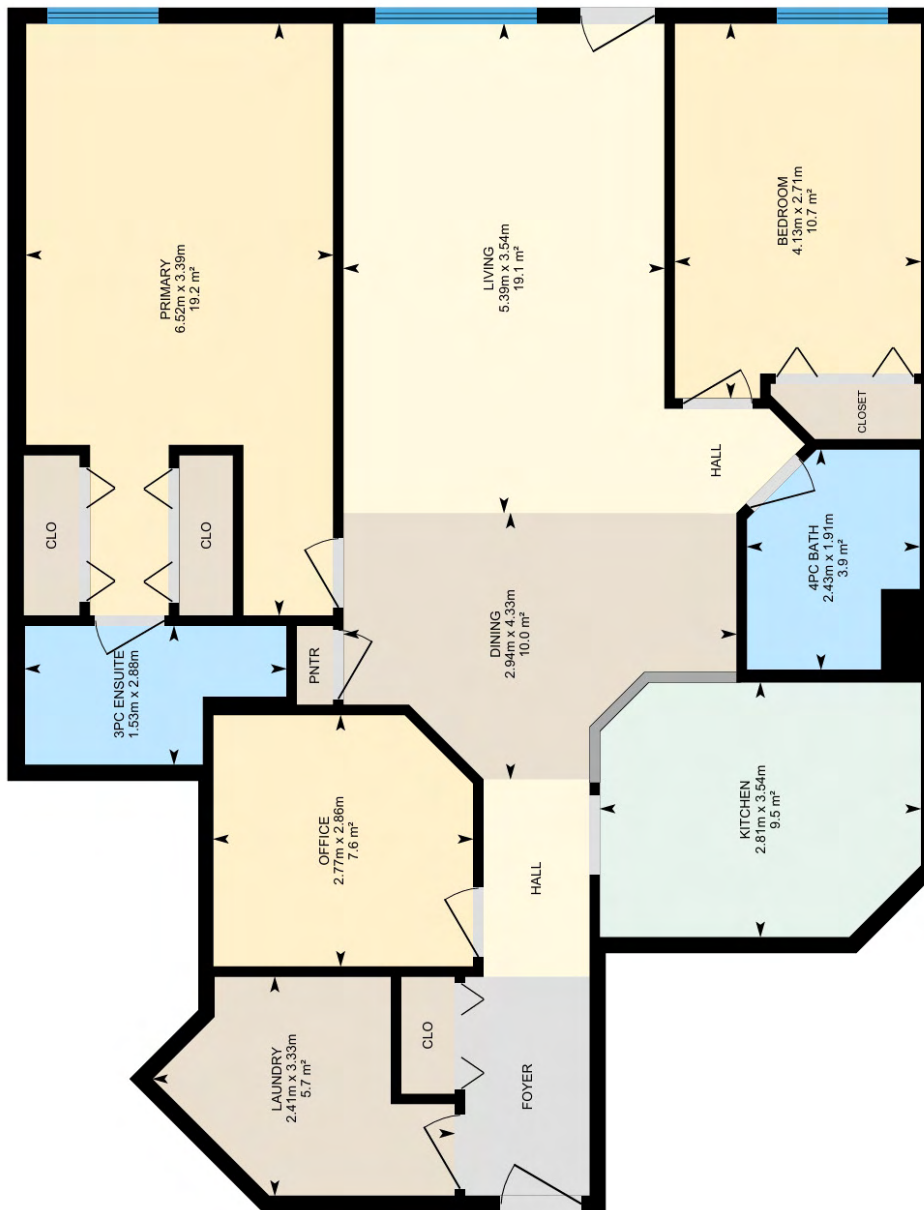


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Unit Floor Plan

106-1705 7 Ave, Cold Lake, AB

Main Floor Interior Area 107.16 m²



PREPARED: 2026/04/25



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Links For More Information



Listing Info



**Virtual
Tour**


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NOTES

1. *Gush about how much we love this property!*

2. ...

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