

# \$359,000 - 6825 B Tri City Way, Cold Lake

MLS® #E4411001

**\$359,000**

3 Bedroom, 2.00 Bathroom, 973 sqft  
Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

Discover a stunning brand-new duplex in Tri City Estates, perfectly located near top schools, shopping, and scenic walking trails. This modern gem features an open-concept kitchen, living, and dining area, illuminated by stylish pot lighting. The kitchen dazzles with white cabinetry, granite countertops, a spacious island, pantry, and included appliances—plus direct deck access for effortless outdoor entertaining. The main level offers a serene master suite with a walk-in closet, a second bedroom, and a sleek 4-piece bath. Downstairs, enjoy a fully developed basement with an extra bedroom, bath, and a spacious family room. Step outside to a huge, fenced, and landscaped backyard, ideal for summer enjoyment. Plus, rest easy with a 10-year new home warranty. Move-in ready and waiting for you!

Built in 2024

## Essential Information

MLS® #	E4411001
Price	\$359,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### Community Information

Address	6825 B Tri City Way
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0L3

### Amenities

Amenities	Deck, Exterior Walls- 2"x6"
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 19th, 2024
Days on Market	181
Zoning	Zone 60

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