

\$435,000 - 6731 Tri City Way, Cold Lake

MLS® #E4413794

\$435,000

4 Bedroom, 3.00 Bathroom, 1,571 sqft
Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

A MODERN HOME IN A GREAT NEIGHBORHOOD! This 2017 modified bi-level embodies elegance in an open-concept layout. With no carpeting, the property exudes clean inviting atmosphere. The kitchen features solid Alderwood grey-toned cabinetry, huge island, quartz countertops, and corner pantry for added convenience. Vaulted ceilings, pot lights & gas fireplace enhance the warm feel through-out. Upper level hosts a luxurious master bedroom with 4-piece ensuite boasting a Jacuzzi & shower, with a walk-in closet. Two additional bedrooms, a 4-pc bath, & a laundry room grace the main floor. Basement offers a 4th bedroom, 3-pc big bathroom, & spacious family room, providing ample space for working out & entertainment. Conveniently positioned between South & North Cold Lake, this residence offers easy access to schools, shopping, Energy Centre & big variety of restaurants. Enjoy outdoor living on the back deck with gas line for your BBQ. Garage heater included, just needs installation. A great home for your family!

Built in 2017

Essential Information

MLS® #	E4413794
Price	\$435,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,571
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	6731 Tri City Way
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0L2

Amenities

Amenities	Deck, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking	2 Outdoor Stalls, Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed November 15th, 2024

Days on Market 143

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 7th, 2025 at 9:02am MDT