

## \$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	157
Zoning	Zone 60

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