

\$469,000 - 6505 Tri City Way, Cold Lake

MLS® #E4419696

\$469,000

4 Bedroom, 3.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

Welcome to this timeless, classic executive two-storey home in Tri-City Estates, offering over 2,700 sq ft of finished space and backing onto lush forest. No detail has been overlooked in this warm and inviting custom home. The open-concept living and dining area features patio access, large windows with scenic views, and a beautiful gas fireplace. The stunning kitchen boasts a three-tier island, granite countertops, stylish backsplash, large pantry, and 9 ft ceilings. The main floor also includes a half bath, a den/office, and a boot room with storage off the garage. Upstairs, youâ€™™ll find two spacious bedrooms, a full bath, a laundry room, and a luxurious primary suite with a 4-pce ensuite and walk-in closet. Fully finished basement is warmed with in-slab heat and includes a 4th bedroom, a 3-pce bath, and a spacious family room. Double attached heated garage. Located in a family-friendly neighborhood with fantastic curb appeal, this exquisite home is a must-see! Listed below the recent appraised value.

Built in 2014

Essential Information

MLS® # E4419696

Price \$469,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,830
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6505 Tri City Way
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0J2

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Vaulted Ceiling, Wall Unit-Built-In
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 30th, 2025
Days on Market	83
Zoning	Zone 60

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