

## \$429,900 - 2603 6a Avenue, Cold Lake

MLS® #E4426208

**\$429,900**

5 Bedroom, 3.00 Bathroom, 1,544 sqft

Single Family on 0.00 Acres

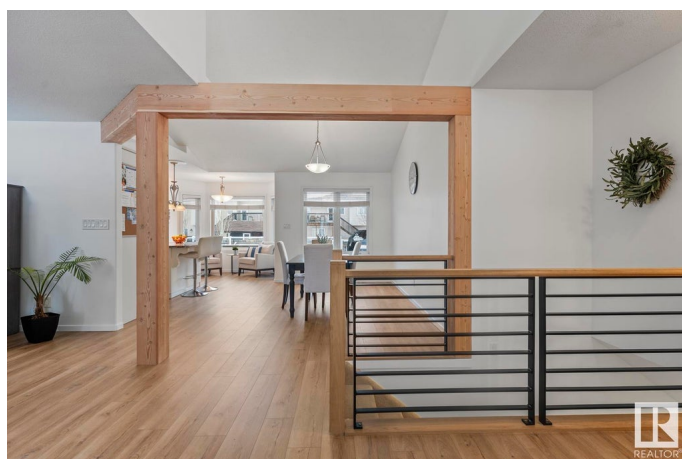
Cold Lake North, Cold Lake, AB

Well maintained 1544 sq.ft. family home in Lakewood Estates with lots of recent upgrades! This home brings "modern farmhouse" vibes to life! Recent upgrades include: new vinyl plank flooring throughout main level, new exposed beams and metal railings in entryway, freshly painted and new baseboards. Main floor features large living room with vaulted ceilings, large dining area is open to kitchen featuring stainless steel appliances, tiled backsplash and large centre island. Access to large back deck with glass railings from dining room/kitchen. 3 bedrooms on main floor including primary bedroom with 4pc ensuite and walk-in closet. Basement is fully finished and is warmed with inslab heating. This area houses a large family room, 5pc bathroom, 2 additional bedrooms and a massive storage room. Outside you will find a large, fully fenced yard with lots of grass, 2 large storage sheds and an attached, heated, garage. This one ticks all the boxes!

Built in 2004

### Essential Information

MLS® #	E4426208
Price	\$429,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,544
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2603 6a Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2C7

### Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Cold Lake Elementary
Middle	Nelson Heights School
High	Cold Lake High

### **Additional Information**

Date Listed	March 18th, 2025
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Days on Market	35
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Zoning	Zone 60
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Listing information last updated on April 22nd, 2025 at 10:17am MDT