

## \$498,750 - 6404 -47 Street, Cold Lake

MLS® #E4409767

**\$498,750**

3 Bedroom, 2.00 Bathroom, 1,597 sqft  
Condo / Townhouse on 0.00 Acres

Tri City Estates, Cold Lake, AB

Great investment opportunity! Welcome to this charming full duplex, new living area PVC Laminate and freshly painted, perfectly designed for modern living. The main floor boasts an open-concept living area, seamlessly integrating the kitchen, dining, and living spaces, ideal for everyday living. The primary bedroom is conveniently located on the main floor, offering privacy and ease of access. Descend to the lower level to find two additional spacious bedrooms, perfect for family or guests. This level also features a cozy family room, a well-equipped laundry room, and a full bathroom, providing all the comforts and conveniences you need. Additionally, each unit includes a garage and a large concrete driveway, providing parking for up to two more vehicles per unit. Don't miss the opportunity to make this versatile and inviting home yours and/or your tenants. If buyer is GST reregistered, no GST is needed and price will be reduced accordingly

Built in 2008

### Essential Information

MLS® #	E4409767
Price	\$498,750
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,597
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### Community Information

Address	6404 -47 Street
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2E5

### Amenities

Amenities	Off Street Parking, Deck
Parking Spaces	6
Parking	Single Garage Attached, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Garage Heater
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed            October 9th, 2024

Days on Market      192

Zoning                Zone 60

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