

## **\$399,000 - 4716 62 Avenue, Cold Lake**

MLS® #E4422066

**\$399,000**

5 Bedroom, 3.00 Bathroom, 1,302 sqft  
Single Family on 0.00 Acres

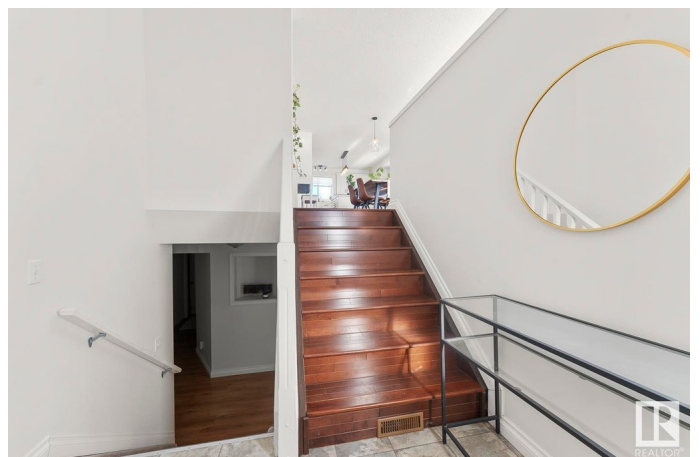
Tri City Estates, Cold Lake, AB

Welcome to a beautifully maintained fully finished home in Tri City Estates with 5 bedrooms, 3 bathrooms, an upgraded kitchen, updated lighting, an fresh paint. A spacious entry greets you and leads up the hardwood stairs into the open concept living space. The living room has a large front window that allows tons of natural light into the home, and flows seamlessly into the dining room and kitchen. The kitchen has been updated to feature stunning stone counters, new hardware on the abundance of white cabinetry; a beautiful modern backsplash and stainless steel appliances. There is also access to the back deck and the fenced and landscaped yard complete with shed. There are 3 bedrooms up including spacious primary with walk in closet and ensuite. All upstairs bathrooms have also been updated to match the kitchen. Basement is fully finished with 2 big bedrooms, 3rd bathroom and great theatre/family room - space for the entire family! Additional upgrades include new shingles in 2024.

Built in 2004

### **Essential Information**

MLS® #	E4422066
Price	\$399,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,302
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4716 62 Avenue
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2B6

### **Amenities**

Amenities	Deck, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                North Star Elementary  
Middle                      Cold Lake Middle School  
High                         Cold Lake High

**Additional Information**

Date Listed                February 19th, 2025  
Days on Market        60  
Zoning                      Zone 60

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