

\$435,000 - 6707 Tri City Way, Cold Lake

MLS® #E4425132

\$435,000

5 Bedroom, 3.00 Bathroom, 1,277 sqft
Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Welcome to this beautifully designed 5-bedroom, air-conditioned bi-level, offering modern elegance and functional living spaces. The open concept floor plan is highlighted by a gourmet kitchen, complete with a large centre island, gas cooktop, SS appliance, quartz countertops, corner pantry, and ample cabinetry-perfect for entertaining. The spacious master suite is a true retreat, featuring a 4-pc ensuite with a jetted tub and stand-alone shower. 2 additional bedrooms and a 4-pc main bath complete the main floor. The fully finished lower level is designed for versatility, offering a huge family room, two additional bedrooms, a full laundry room, and a separate entrance-ideal for potential suite development or multi-generational living. The large foyer provides direct access to the double heated garage, while outside, the beautifully landscaped and fenced backyard backs onto lush trees, offering privacy and a cozy firepit area. Fantastic neighborhood just steps away from shopping.

Built in 2017

Essential Information

MLS® #	E4425132
Price	\$435,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,277
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	6707 Tri City Way
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0J3

Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Vinyl Windows, Walk-up Basement
Parking	Double Garage Attached, Heated

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed March 11th, 2025

Days on Market 40

Zoning Zone 60

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