# \$465,000 - 6404 -47 Street, Cold Lake

MLS® #E4409767

### \$465,000

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 \$465,000

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 383

Zoning Zone 60

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