

## \$425,000 - 6707 Tri City Way, Cold Lake

MLS® #E4425132

**\$425,000**

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 \$425,000

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                52

Zoning                            Zone 60

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Listing information last updated on May 2nd, 2025 at 6:17pm MDT