

## \$390,000 - 1717 6 Street, Cold Lake

MLS® #E4433143

**\$390,000**

5 Bedroom, 3.00 Bathroom, 1,262 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Location means so much when it comes to real estate and this house has it in spades! Located in Cold Lake North in Lefebvre Heights, this home is directly across from a park, baseball diamond, tennis courts and hockey rink - the IDEAL family location. The home itself is also ideal with an open concept main floor with hardwood floors underfoot and vaulted ceilings overhead. Kitchen has plenty of space and includes a large eat-at island along with plenty of cabinet and counter space. There are also 3 bedrooms on the main including primary with ensuite. There is also convenient main floor laundry! Downstairs is a fantastic family room with wet bar, 2 more bedrooms, an additional bathroom and a fantastic bootroom/flex space that also has access to the oversized and heated double garage. Great private yard outback with pergola and alley access. Recent upgrades include in-floor heat in the basement and central air conditioning - this home is the FULL package!

Built in 2010

### Essential Information

MLS® #	E4433143
Price	\$390,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,262
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	1717 6 Street
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9N 1L5

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Instant, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Wet Bar, See Remarks
Parking	Double Garage Attached, Heated, Over Sized

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Picnic Area, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Cold Lake Elementary
Middle	Nelson Heights School
High	Cold Lake High

**Additional Information**

Date Listed	April 28th, 2025
Days on Market	97
Zoning	Zone 60

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