

## **\$414,900 - 6117 54 Avenue, Cold Lake**

MLS® #E4433243

**\$414,900**

5 Bedroom, 3.00 Bathroom, 1,268 sqft  
Single Family on 0.00 Acres

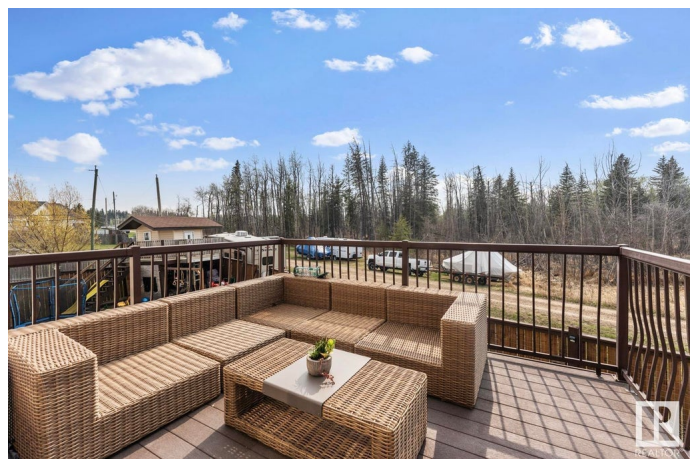
Cold Lake South, Cold Lake, AB

This 5 bedroom/3 bathroom home in the SWEETEST location backing onto green space is a must see!, Air conditioning, walk out heated basement, vaulted ceiling, gas fireplace and gorgeous bamboo flooring are just a few great features. The large aggregate stone driveway greets you with double attached heated garage. Open concept layout with white cabinetry, eat up middle island, marble backsplash, black appliances and direct access to the COMPOSITE deck. Primary bedroom has walk-in closet and 3 piece ensuite. 2 more bedrooms round off the main area with 4 piece bathroom. The bright basement with BIG windows and sliding door has 2 large bedrooms, a 3 piece bathroom and spacious family room. The best part of this house is the AMAZING back yard with hot tub, playhouse, dog run and all completely fenced. The green space behind can be the talk of many adventures, with walking paths and alley access to the yard for RV storage. UPGRADES: furnace 2022 & 2 hot water tanks 2023. Hot tub was completely refurbished in 2022.

Built in 2006

### **Essential Information**

MLS® #	E4433243
Price	\$414,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,268
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	6117 54 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2C8

### **Amenities**

Amenities	Air Conditioner, Deck, Dog Run-Fenced In, Hot Tub, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Hot Tub
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped,

Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 29th, 2025
Days on Market	49
Zoning	Zone 60

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Listing information last updated on June 17th, 2025 at 1:02am MDT