

## \$416,500 - 2603 6 Avenue, Cold Lake

MLS® #E4439874

### \$416,500

3 Bedroom, 2.00 Bathroom, 1,345 sqft  
Single Family on 0.00 Acres

Lakewood Estates, Cold Lake, AB

A beautiful home in the well desired Lakewood Estates subdivision is a must see! The front entrance is spacious with coat closet and direct access to the double attached garage. Hardwood flooring throughout the main level, open concept layout, vaulted ceiling and an inviting gas fireplace. The kitchen has an abundance of cabinetry, granite counters, stainless steel appliances, middle eat up island & coordinating backsplash. 2 bedrooms on this level with a 4 piece bathroom. The primary bedroom sits above the garage and houses a walk in closet and 4 piece ensuite bathroom with jetted tub and separate shower. The basement is partially finished and awaits your creative ideas. This space has plenty of natural light and includes a gas stove for cold winter evenings. The bathroom and in floor heat is plumbed in. The back yard has a 2 tier deck (aluminum railing). An intimate gazebo setting looks onto the back yard with perennials, shrubs, garden shed & built in garden boxes. H2O-2023, central vac included

Built in 2006

### Essential Information

MLS® #	E4439874
Price	\$416,500



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,345
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	2603 6 Avenue
Area	Cold Lake
Subdivision	Lakewood Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2C7

### **Amenities**

Amenities	Deck, Gazebo, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 1st, 2025
Days on Market	16
Zoning	Zone 60

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