

\$445,000 - 6402 45 Street, Cold Lake

MLS® #E4441895

\$445,000

5 Bedroom, 3.00 Bathroom, 1,326 sqft

Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

Tucked away in the sought-after Tri City Estates, this immaculately maintained bi-level home backs directly onto a peaceful green space. From the moment you step inside, youâ€™re greeted by soaring vaulted ceilings and a bright, open-concept layout that effortlessly connects the living room, dining area, and kitchen. The kitchen is a standout with its expansive island and counters topped in striking black quartz. The dining area opens onto the rear deck. The main floor also hosts 3 generous bedrooms, including a primary suite complete with a walk-in closet, 4pc ensuite, and private access to the rear deck. A 4pc main bath and convenient main floor laundry add to the functional appeal. The fully finished walkout basement provides even more living space with 2 additional bedrooms, stunning 3pc bathroom, a large family room, and loads of storage. Itâ€™s also roughed in for a secondary kitchen, laundry, and in-floor heat. Rounding out this impressive home is the oversized heated garage (22' wide x 27' deep).

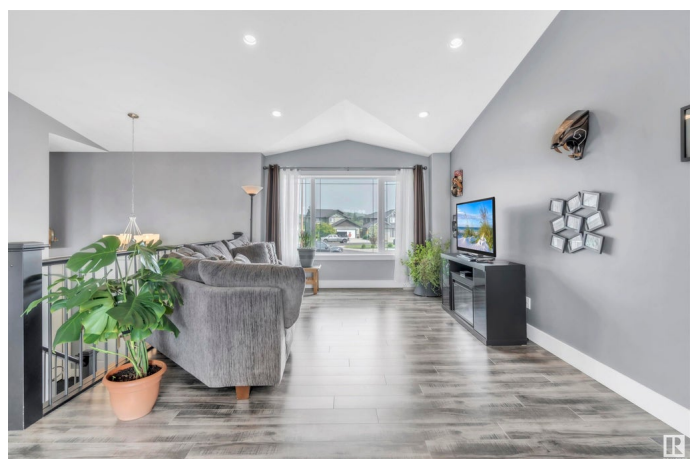
Built in 2016

Essential Information

MLS® # E4441895

Price \$445,000

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,326
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	6402 45 Street
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0B5

Amenities

Amenities	Deck, Gazebo, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, See Remarks
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 60

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Listing information last updated on June 16th, 2025 at 10:02am MDT