

# \$359,000 - 6825a Tri City Way, Cold Lake

MLS® #E4410905

**\$359,000**

3 Bedroom, 2.00 Bathroom, 969 sqft  
Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

Welcome to this brand-new duplex in Tri City Estates, offering exceptional value near shopping, schools, and scenic walking trails. This modern home features an open-concept kitchen, living, and dining area, brightened by ample pot lighting. The kitchen shines with white cabinetry, granite countertops, a spacious island, a pantry, and included appliances, with direct deck access for outdoor convenience. The master suite boasts a generous walk-in closet, complemented by a second bedroom and a 4-piece bath on the main level. The fully developed basement offers an additional bedroom, bathroom, and a large family room—perfect for extra living space. Enjoy summer in the huge, fenced, and landscaped backyard. This home also comes with a 10-year new home warranty, ensuring peace of mind. Don't miss this move-in-ready gem!

Built in 2024

## Essential Information

MLS® #	E4410905
Price	\$359,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	969



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### Community Information

Address	6825a Tri City Way
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0L3

### Amenities

Amenities	Deck, Exterior Walls- 2"x6"
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 17th, 2024
Days on Market	291

## Zoning

## Zone 60

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