

\$475,000 - 2614 6a Avenue, Cold Lake

MLS® #E4432575

\$475,000

3 Bedroom, 2.50 Bathroom, 2,030 sqft

Single Family on 0.00 Acres

Lakewood Estates, Cold Lake, AB

Great family home in the prime location of Lakewood Estates, just a stone's throw from the lake and MD Park. This property boasts a heated triple garage and a oversized driveway, all situated on a corner lot. The home has nice curb appeal, featuring a covered entry and a welcoming front porch. Inside, you'll find a spacious entrance, fresh paint throughout and new flooring on the main level. Enjoy a formal living and dining area, as well as a cozy family room with gas fireplace and an eat-in kitchen perfect for casual gatherings. The kitchen is equipped with ample cabinetry and counter space, complemented by large windows that overlook the fully fenced backyard, which includes a deck with N/G hookup, shed & firepit Area. Upstairs, you will find 2 large bedrooms and a 4pc bathroom and a generous primary bedroom includes a ensuite bathroom with a soaker tub and shower. The basement is currently unfinished, presenting tons opportunity for you to create your ideal space.

Built in 2005

Essential Information

MLS® # E4432575

Price \$475,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,030
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2614 6a Avenue
Area	Cold Lake
Subdivision	Lakewood Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2C7

Amenities

Amenities	Off Street Parking, Deck, Front Porch, Parking-Extra, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Heated, Insulated, Over Sized, RV Parking, Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby,

	Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 24th, 2025
Days on Market	125
Zoning	Zone 60

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Listing information last updated on August 27th, 2025 at 8:02am MDT