

## \$410,000 - 6207 47 Street, Cold Lake

MLS® #E4432736

### \$410,000

5 Bedroom, 3.00 Bathroom, 1,264 sqft  
Single Family on 0.00 Acres

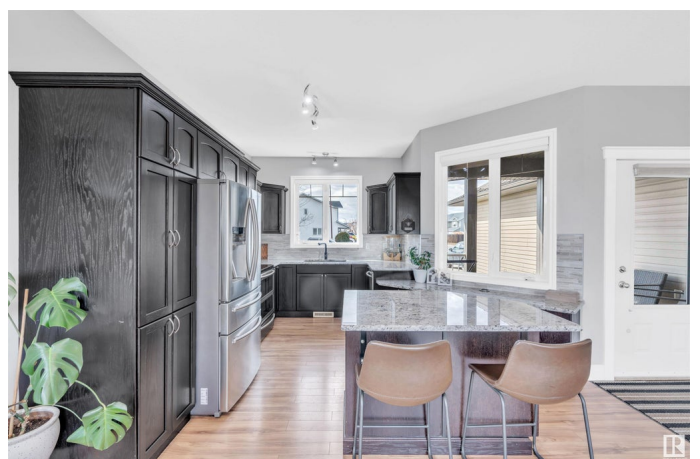
Cold Lake South, Cold Lake, AB

Beautifully maintained 5-bedroom air-conditioned home in desirable Tri City Estates, close to shopping, restaurants, schools & more! This gem backs onto greenspace & a park, offering peace & privacy. The main floor features a spacious living room, functional kitchen with granite counters, and a convenient main floor laundry. The primary bedroom includes a walk-in closet & new 3-piece ensuite, plus two more bedrooms & a newly updated 4-piece bath. The fully finished lower level boasts in-slab heat, a massive family room, and two additional bedrooms—perfect for guests or a home office. Enjoy the comfort of an attached double heated garage with direct entrance and a covered front porch. Relax in your backyard oasis with a two tiered deck, hot tub hook up and NG hook up. No rear neighbors - backing onto green space and a park. A perfect blend of space, comfort & location. Recent updates include bathrooms, flooring, paint and trim, and AC - this home has it all!

Built in 2006

### Essential Information

MLS® #	E4432736
Price	\$410,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,264
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6207 47 Street
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2E5

### Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Slab

**Additional Information**

Date Listed                      April 25th, 2025

Days on Market                8

Zoning                            Zone 60

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Listing information last updated on May 3rd, 2025 at 2:17am MDT