

## \$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).

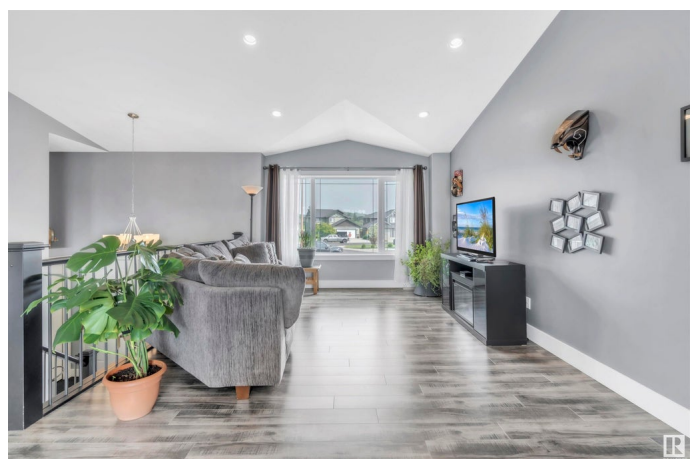
Built in 2016

### 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	5
Zoning	Zone 60

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Listing information last updated on June 17th, 2025 at 11:47am MDT