

## \$389,900 - 4703 62 Avenue, Cold Lake

MLS® #E4447771

**\$389,900**

5 Bedroom, 3.00 Bathroom, 1,350 sqft

Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

Welcome to this beautifully maintained 5-bedroom, 3-bathroom home in Tri-City Estates. Built in 2004, this 1,350 sq ft home offers a perfect blend of comfort, style, and functionality for today's busy lifestyle. Step inside to find soaring vaulted ceilings and updated vinyl plank flooring throughout the main floor, creating a bright and modern atmosphere. The open-concept kitchen features ample counter space, an eat-at island, and is ideal for both everyday living and entertaining. Enjoy warm summer evenings on the spacious deck overlooking the fully landscaped and fenced backyard, complete with a natural gas barbecue hookup, fire pit, and handy storage shed—perfect for gatherings with family and friends. Additional features include central air conditioning for year-round comfort, a total of five generously sized bedrooms, and three full bathrooms providing ample space for a growing family or visiting guests. Located just steps from scenic walking trails, parks, and shopping amenities.

Built in 2004

### Essential Information

MLS® # E4447771

Price \$389,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,350
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4703 62 Avenue
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2B5

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Vaulted Ceiling, 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, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 14th, 2025
Days on Market	6
Zoning	Zone 60

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