

## \$289,000 - 4802 64 Ave, Cold Lake

MLS® #E4452373

**\$289,000**

4 Bedroom, 3.00 Bathroom, 1,107 sqft

Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

Endless Potential on a Corner Lot in the Heart of Cold Lake. Built in 2010, this 4-bedroom, 3-bath home is packed with opportunity. The main floor offers 3 bedrooms, including a primary suite with its own bathroom, plus another full bathroom for family or guests. Downstairs, the partially finished basement adds even more living space with a 4th bedroom that's fully framed, drywalled, and ready for a fresh coat of paint. The basement bathroom is roughed-in with plumbing, shower, sink, faucets, and all the essentials already on site just waiting for the finishing touches. Situated on a desirable corner lot, the property offers extra yard space and flexibility for future projects. Outside, a large cement pad with a drain is already in place, making it simple to add your future garage. Set in the heart of Cold Lake, this home puts you right in the middle of it all shopping, schools, parks, and everyday conveniences are just minutes away. A few updates will make this home truly shine.

Built in 2010

### Essential Information

MLS® # E4452373

Price \$289,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,107                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4802 64 Ave      |
| Area        | Cold Lake        |
| Subdivision | Tri City Estates |
| City        | Cold Lake        |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9M 0A9          |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Deck                                                          |
| Parking   | Front/Rear Drive Access, Parking Pad Cement/Paved, RV Parking |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Stories           | 1                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Partial, Partially Finished                                                                                          |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Corner Lot, Landscaped, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                     |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Ecole Voyageur, North Star |
| Middle     | Cold Lake Middle School    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 35                |
| Zoning         | Zone 60           |

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Listing information last updated on September 15th, 2025 at 12:47pm MDT