

# \$369,900 - 6823b Tri City Way, Cold Lake

MLS® #E4460699

**\$369,900**

3 Bedroom, 2.00 Bathroom, 969 sqft  
Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

Discover this brand-new duplex in Tri City Estates, perfectly located near schools, shopping, and walking trails. The main floor features an open-concept design with modern pot lighting, a stylish kitchen boasting white cabinetry, granite countertops, island, pantry, and included appliances. The fully finished basement expands your living space with a spacious family room, additional bedroom, and full bath. Step outside to a large fenced and landscaped backyard, ideal for summer enjoyment. With a 10-year new home warranty, this move-in ready property offers comfort, style, and peace of mind.

Built in 2024

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4460699      |
| Price          | \$369,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 969           |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bi-Level      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6823b Tri City Way |
| Area        | Cold Lake          |
| Subdivision | Tri City Estates   |
| City        | Cold Lake          |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9M 0L3            |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

## Interior

|              |                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                                            |
| Stories      | 2                                                                                                    |
| Has Basement | Yes                                                                                                  |
| Basement     | Full, Finished                                                                                       |

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 35                |
| Zoning         | Zone 60           |

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Listing information last updated on November 6th, 2025 at 3:32pm MST