# \$359,000 - 6825 B Tri City Way, Cold Lake

MLS® #E4411001

### \$359,000

3 Bedroom, 2.00 Bathroom, 973 sqft Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

Discover a stunning brand-new duplex in Tri City Estates, perfectly located near top schools, shopping, and scenic walking trails. This modern gem features an open-concept kitchen, living, and dining area, illuminated by stylish pot lighting. The kitchen dazzles with white cabinetry, granite countertops, a spacious island, pantry, and included appliancesâ€"plus direct deck access for effortless outdoor entertaining. The main level offers a serene master suite with a walk-in closet, a second bedroom, and a sleek 4-piece bath. Downstairs, enjoy a fully developed basement with an extra bedroom, bath, and a spacious family room. Step outside to a huge, fenced, and landscaped backyard, ideal for summer enjoyment. Plus, rest easy with a 10-year new home warranty. Move-in ready and waiting for you!



## **Essential Information**

MLS® # E4411001

Price \$359,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 973

Acres 0.00







Year Built 2024

Type Single Family

Sub-Type Half Duplex

Style Bi-Level

Status Active

## **Community Information**

Address 6825 B Tri City Way

Area Cold Lake

Subdivision Tri City Estates

City Cold Lake
County ALBERTA

Province AB

Postal Code T9M 0L3

## **Amenities**

Amenities Deck, Exterior Walls- 2"x6"

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 1

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 19th, 2024

Days on Market 362

Zoning Zone 60

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