

## **\$414,900 - 6117 54 Avenue, Cold Lake**

MLS® #E4433243

**\$414,900**

5 Bedroom, 3.00 Bathroom, 1,268 sqft  
Single Family on 0.00 Acres

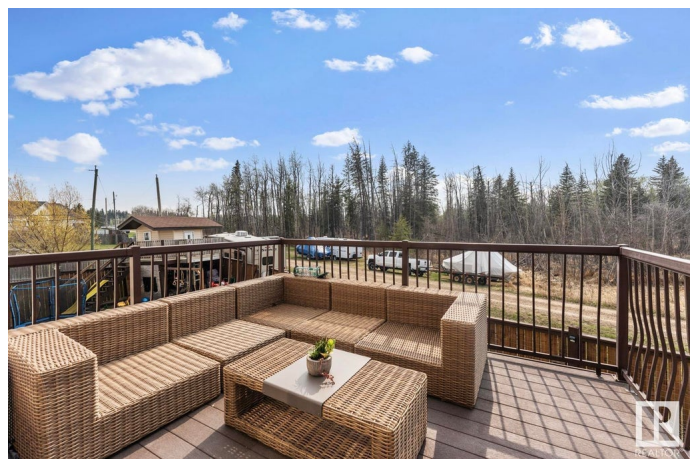
Cold Lake South, Cold Lake, AB

This 5 bedroom/3 bathroom home in the SWEETEST location backing onto green space is a must see!, Air conditioning, walk out heated basement, vaulted ceiling, gas fireplace and gorgeous bamboo flooring are just a few great features. The large aggregate stone driveway greets you with double attached heated garage. Open concept layout with white cabinetry, eat up middle island, marble backsplash, black appliances and direct access to the COMPOSITE deck. Primary bedroom has walk-in closet and 3 piece ensuite. 2 more bedrooms round off the main area with 4 piece bathroom. The bright basement with BIG windows and sliding door has 2 large bedrooms, a 3 piece bathroom and spacious family room. The best part of this house is the AMAZING back yard with hot tub, playhouse, dog run and all completely fenced. The green space behind can be the talk of many adventures, with walking paths and alley access to the yard for RV storage. UPGRADES: furnace 2022 & 2 hot water tanks 2023. Hot tub was completely refurbished in 2022.

Built in 2006

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4433243  |
| Price  | \$414,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,268                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6117 54 Avenue  |
| Area        | Cold Lake       |
| Subdivision | Cold Lake South |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 2C8         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Dog Run-Fenced In, Hot Tub, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement |
| Parking   | Double Garage Attached, Heated  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Hot Tub |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, |

Playground Nearby, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 59               |
| Zoning         | Zone 60          |

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Listing information last updated on June 27th, 2025 at 3:48pm MDT