

## \$418,000 - 2610 6a Avenue, Cold Lake

MLS® #E4433563

**\$418,000**

4 Bedroom, 3.00 Bathroom, 1,209 sqft

Single Family on 0.00 Acres

Lakewood Estates, Cold Lake, AB

Welcome to this beautifully maintained 4-bedroom home in sought-after Lakewood Estates! The open-concept main floor features a bright living area with a cozy gas fireplace, white kitchen cabinets, and an adjoining dining room with patio doors leading to the deck and large backyard—perfect for entertaining around the firepit. A full main floor bathroom adds extra convenience. Two spacious bedrooms are located upstairs, including a primary retreat with a walk-in closet and a peaceful ensuite with a large soaker tub. The finished basement includes two additional bedrooms, a full bathroom, and a generous family room. Recent updates include air conditioning, furnace, hot water tank, washer, and dryer. South side of the shingles were replaced in 2022 by the previous owners. Located on a quiet road, just minutes from the beach and provincial park—this is the ideal family home!

Built in 2005

### Essential Information

MLS® #	E4433563
Price	\$418,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,209
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	2610 6a Avenue
Area	Cold Lake
Subdivision	Lakewood Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2C7

### **Amenities**

Amenities	Air Conditioner, Deck, Fire Pit, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Cold Lake Elementary
Middle	Nelson Heights
High	Cold Lake High

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	12
Zoning	Zone 60

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