

## **\$416,500 - 2603 6 Avenue, Cold Lake**

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MLS® #E4439874

### **\$416,500**

3 Bedroom, 2.00 Bathroom, 1,345 sqft

Single Family on 0.00 Acres

Lakewood Estates, Cold Lake, AB

A beautiful home in the well desired Lakewood Estates subdivision is a must see! The front entrance is spacious with coat closet and direct access to the double attached garage. Hardwood flooring throughout the main level, open concept layout, vaulted ceiling and an inviting gas fireplace. The kitchen has an abundance of cabinetry, granite counters, stainless steel appliances, middle eat up island & coordinating backsplash. 2 bedrooms on this level with a 4 piece bathroom. The primary bedroom sits above the garage and houses a walk in closet and 4 piece ensuite bathroom with jetted tub and separate shower. The basement is partially finished and awaits your creative ideas. This space has plenty of natural light and includes a gas stove for cold winter evenings. The bathroom and in floor heat is plumbed in. The back yard has a 2 tier deck(aluminum railing). An intimate gazebo setting looks onto the back yard with perennials, shrubs, garden shed & built in garden boxes. H2O-2023, central vac included



Built in 2006

### **Essential Information**

MLS® #                      E4439874

Price                         \$416,500

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,345                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2603 6 Avenue    |
| Area        | Cold Lake        |
| Subdivision | Lakewood Estates |
| City        | Cold Lake        |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9M 2C7          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck, Gazebo, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                       |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Freestanding, Wall Mount   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 22             |
| Zoning         | Zone 60        |

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