

## **\$399,000 - 4718 63 Avenue, Cold Lake**

MLS® #E4440234

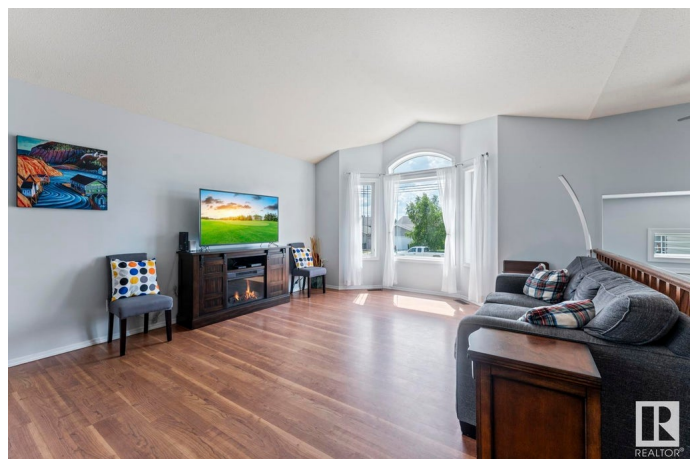
**\$399,000**

5 Bedroom, 3.00 Bathroom, 1,182 sqft

Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

5 BEDROOM/3 BATHROOM modern feel, well cared for home centrally located in Tricity Estates! Stand-out curb appeal! Large decorative concrete driveway. Elegant front stone upgrade WELCOMES YOU. Good sized entrance with access to the 20X24 DOUBLE HEATED GARAGE, plus handy man door to the backyard! OPEN CONCEPT main level. Sun filled livingroom, plenty of spacious dining space & unique KITCHEN DESIGN WITH ISLAND & PANTRY AND ACCESS TO BACK DECK! All kitchen appliances are included. Down the hall are 3 bedrooms and the main bathroom. MASTER BEDROOM INCLUDES WALK-IN CLOSET+3 PIECE ENSUITE. Lower level has another 2 bedrooms, 3 piece bathroom and HUGE FAMILY ROOM space for lots of activities! + laundry, utility and storage room too! Outside the backyard is TOTALLY FENCED. Ready to be enjoyed with a DECK for lounging, ANOTHER TIER FOR DINING, FIREPIT area, GARDEN SHED plus the bonus of sidewalk along the side of house. SHINGLES + HOT WATER TANK 2023. House as the added comfort of AIR-CONDITIONING. JUST MOVE IN!



Built in 2005

### **Essential Information**

MLS® #

E4440234

Price	\$399,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,182
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4718 63 Avenue
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2B6

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Gazebo, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached, Heated, Insulated, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	3
Zoning	Zone 60

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Listing information last updated on June 7th, 2025 at 7:32am MDT