

## **\$399,000 - 6117 53 Avenue, Cold Lake**

MLS® #E4442226

**\$399,000**

3 Bedroom, 3.50 Bathroom, 2,272 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Close to 4-Wing! Situated in a quiet cul-de-sac is this spacious family home. Backs onto city limits and the base. Over 2,270 square feet for the 2 levels above grade + a basement. This home has space for everyone! Welcoming front entrance and large foyer with elegant staircase. Open livingroom and formal dining space if one wishes with soaring ceilings! Office, with glass french doors off foyer as well. Kitchen at the back of the home: Eating area and leads into the family room complete with gas fireplace. Main level also has a handy 2 pc bath & laundry/mud room with access to garage (insulated+high ceilings)! Upstairs has 3 bedroom and main bath. Primary bedroom with walkin closet and 5 piece ensuite(jet tub)! Basement has flex space, custom theatre room, 3 pc bathroom, bonus room with window and storage utility room as well. Fenced backyard with alley and forest beyond! Gazebo and shed included. Good sized deck to enjoy! Shingles and hot water tank replaced. Owners since 2016-NO issue home! Well built.

Built in 1996

### **Essential Information**

MLS® # E4442226

Price \$399,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,272
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	6117 53 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1V5

### **Amenities**

Amenities	Deck, Gazebo, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached, Insulated, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground

Nearby, Schools, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 13th, 2025
Days on Market	61
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 13th, 2025 at 9:17pm MDT