

## \$125,000 - 6804 Tri City Way, Cold Lake

---

MLS® #E4410766

**\$125,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

DUPLEX PIE SHAPED LOT ! Great opportunity to build a duplex in the highly sought-after Tri City Estates! This expansive pie-shaped lot, zoned R2, offers a fantastic location backing onto luxury single-family homes. Enjoy the tranquility of a quiet neighborhood while still being in close proximity to shopping centers, banks, schools, restaurants, the Energy Center, Portage College, and playgrounds. This is not just a property; it's a sound investment in a growing and desirable community. Take advantage of this chance to create a valuable duplex in a location that combines residential charm with convenient access to essential amenities.



### Essential Information

MLS® #	E4410766
Price	\$125,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	6804 Tri City Way
Area	Cold Lake

Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1N2

## Exterior

Exterior Features    Playground Nearby, Public Transportation, Schools, Shopping Nearby

## Additional Information

Date Listed	October 17th, 2024
Days on Market	289
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 2nd, 2025 at 8:17pm MDT