

\$359,000 - 6825 B Tri City Way, Cold Lake

MLS® #E4411001

\$359,000

3 Bedroom, 2.00 Bathroom, 973 sqft
Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

Discover a stunning brand-new duplex in Tri City Estates, perfectly located near top schools, shopping, and scenic walking trails. This modern gem features an open-concept kitchen, living, and dining area, illuminated by stylish pot lighting. The kitchen dazzles with white cabinetry, granite countertops, a spacious island, pantry, and included appliances—plus direct deck access for effortless outdoor entertaining. The main level offers a serene master suite with a walk-in closet, a second bedroom, and a sleek 4-piece bath. Downstairs, enjoy a fully developed basement with an extra bedroom, bath, and a spacious family room. Step outside to a huge, fenced, and landscaped backyard, ideal for summer enjoyment. Plus, rest easy with a 10-year new home warranty. Move-in ready and waiting for you!

Built in 2024

Essential Information

MLS® #	E4411001
Price	\$359,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

Community Information

Address	6825 B Tri City Way
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0L3

Amenities

Amenities	Deck, Exterior Walls- 2"x6"
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 19th, 2024
Days on Market	287
Zoning	Zone 60

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