

## \$484,900 - 6721 Tri City Way, Cold Lake

MLS® #E4436172

**\$484,900**

4 Bedroom, 3.00 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

Immaculate modified bi-level backing onto a future 3.5-acre park! This show homeâ€“condition property features new engineered hardwood flooring throughoutâ€“no carpet. The open-concept main floor is perfect for entertaining, with a stunning kitchen that boasts a massive island with raised eating bar, granite countertops, built-in stainless steel appliances, and access to a deck with natural gas hookup. The living room is warmed by a gas fireplace. The spacious primary suite offers a walk-in closet and spa-like 5-piece ensuite with jetted tub and separate shower. Two main floor bedrooms also include walk-in closets. The bright basement features a large family room with walk-up access to the side yard, a den, a bedroom, and a 4-piece bath with a heated floor. The oversized foyer offers direct entry to the heated garage. Fully fenced yard in a prime location. Recent upgrades A/C & floors 2023, fence & garage heater 2021 and sheds 2022â€“don't miss out!

Built in 2016

### Essential Information

MLS® # E4436172

Price \$484,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,516
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	6721 Tri City Way
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0L2

### Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, No Smoking Home, Walk-up Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	28
Zoning	Zone 60

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Listing information last updated on June 9th, 2025 at 10:32am MDT