

## \$389,900 - 4507 65 Avenue, Cold Lake

MLS® #E4437828

**\$389,900**

3 Bedroom, 2.50 Bathroom, 1,607 sqft

Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

Welcome to this beautifully updated and impeccably maintained 2-storey home in Tri-City Estates. Step into the spacious foyer and be greeted by a striking staircase that leads to the upper level, where you'll find 3 generous bedrooms—including a primary retreat with a walk-in closet and ensuite—as well as a large main bathroom. The main floor features a bright and inviting living room that seamlessly flows into a dining area and a kitchen that truly shines. With an abundance of crisp white cabinetry, sleek glass backsplash, and upgraded light fixtures. You'll also appreciate the convenient powder room, laundry area, and direct access to the heated, finished garage. Recent updates throughout the home include fresh paint, new flooring, custom blinds, appliances (2021/2022), and upgraded lighting, all thoughtfully chosen to elevate the space. A \$3,000 landscaping incentive will be paid to a company of the buyer's choice at closing. Rounding off this property: A/C & fully fenced + landscaped.

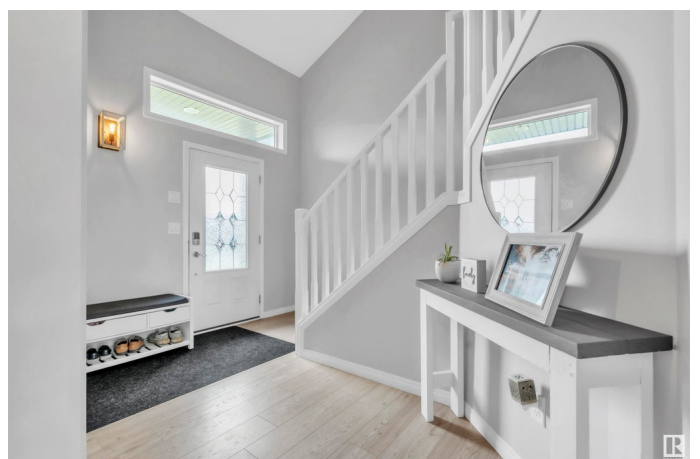
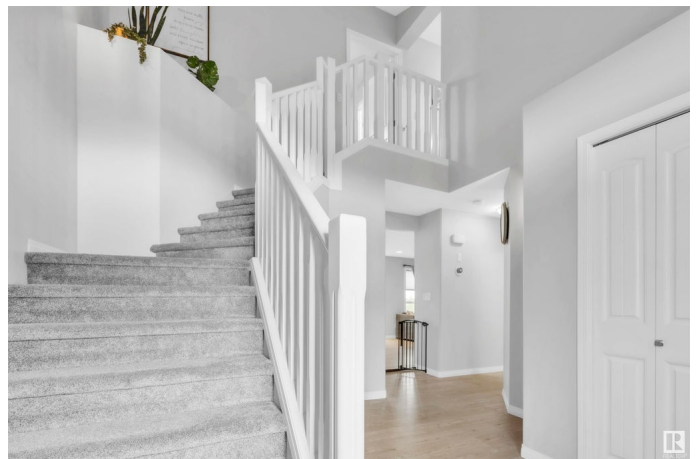
Built in 2015

### Essential Information

MLS® # E4437828

Price \$389,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,607
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4507 65 Avenue
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0J2

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Vinyl Windows
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	46
Zoning	Zone 60

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Listing information last updated on July 7th, 2025 at 4:17pm MDT