

## **\$379,900 - 4718 63 Avenue, Cold Lake**

MLS® #E4440234

**\$379,900**

5 Bedroom, 3.00 Bathroom, 1,182 sqft

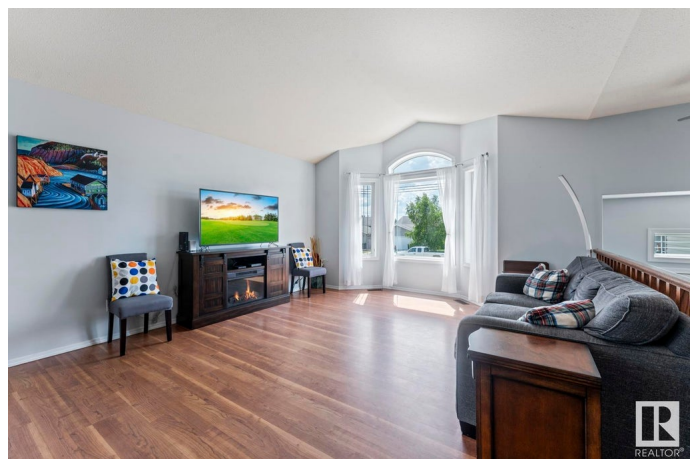
Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

**SELLER'S MOTIVATED!** Leaving the province for work. **GREAT VALUE FOR THE MONEY!!** 5 BEDROOM/3 BATHROOMS - MODERN, cared for home **CENTRALLY LOCATED** in Tricity Estates! Stand-out curb appeal! Large decorative concrete driveway. Elegant front stone upgrade on front. Good sized entrance with access to the 20X24 DOUBLE HEATED GARAGE, plus handy man door to backyard! **OPEN CONCEPT** main level. Sun filled livingroom, spacious dining space & **UNIQUE KITCHEN DESIGN WITH ISLAND & PANTRY+ACCESS TO BACK DECK!** Kitchen appliances are included. 3 bedrooms and the main bathroom down the hall. **MASTER BEDROOM HAS WALK-IN CLOSET+3 PIECE ENSUITE.** Lower level with **HUGE FAMILY ROOM**, bedrooms #4+#5, 3 piece bathroom, laundry, utility and storage room too! Outside the backyard is **TOTALLY FENCED.** Ready to be enjoyed with a **DECK** for lounging, **ANOTHER TIER FOR DINING, FIREPIT area, GARDEN SHED** plus the bonus of sidewalk along the side of house. **SHINGLES + HOT WATER TANK 2023.** House as the added comfort of **AIR-CONDITIONING.** **JUST MOVE IN!**

Built in 2005

### **Essential Information**



MLS® #	E4440234
Price	\$379,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,182
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4718 63 Avenue
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2B6

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Gazebo, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached, Heated, Insulated, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	34
Zoning	Zone 60

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Listing information last updated on July 8th, 2025 at 3:02am MDT