

## **\$399,000 - 6117 53 Avenue, Cold Lake**

MLS® #E4442226

**\$399,000**

3 Bedroom, 3.50 Bathroom, 2,272 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Close to 4-Wing! Situated in a quiet cul-de-sac is this spacious family home. Backs onto city limits and the base. Over 2,270 square feet for the 2 levels above grade + a basement. This home has space for everyone! Welcoming front entrance and large foyer with elegant staircase. Open livingroom and formal dining space if one wishes with soaring ceilings! Office, with glass french doors off foyer as well. Kitchen at the back of the home: Eating area and leads into the family room complete with gas fireplace. Main level also has a handy 2 pc bath & laundry/mud room with access to garage (insulated+high ceilings)! Upstairs has 3 bedroom and main bath. Primary bedroom with walkin closet and 5 piece ensuite(jet tub)! Basement has flex space, custom theatre room, 3 pc bathroom, bonus room with window and storage utility room as well. Fenced backyard with alley and forest beyond! Gazebo and shed included. Good sized deck to enjoy! Shingles and hot water tank replaced. Owners since 2016-NO issue home! Well built.

Built in 1996

### **Essential Information**

MLS® # E4442226

Price \$399,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,272                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6117 53 Avenue  |
| Area        | Cold Lake       |
| Subdivision | Cold Lake South |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 1V5         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Gazebo, Vaulted Ceiling, See Remarks                  |
| Parking   | Double Garage Attached, Insulated, Parking Pad Cement/Paved |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Direct Vent, Mantel  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground |

Nearby, Schools, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 69              |
| Zoning         | Zone 60         |

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