

\$359,900 - 6823a Tri City Way, Cold Lake

MLS® #E4460301

\$359,900

3 Bedroom, 2.00 Bathroom, 969 sqft
Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

Discover this brand-new duplex in Tri City Estates, ideally located near schools, shopping, and walking trails. The main floor boasts an open-concept layout with modern pot lighting, a stylish kitchen with white cabinetry, granite countertops, island, pantry, and included appliances. The fully developed basement adds extra living space with a large family room, additional bedroom, and full bath. Outside, enjoy a huge fenced and landscaped backyard, perfect for summer fun. With a 10-year new home warranty, this move-in ready home offers both comfort and peace of mind.



Built in 2024

Essential Information

MLS® #	E4460301
Price	\$359,900
Lease Rate	\$9
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex

Style	Bi-Level
Status	Active

Community Information

Address	6823a Tri City Way
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0L3

Amenities

Amenities	Deck
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	2
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	September 30th, 2025
Days on Market	2
Zoning	Zone 60

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