

\$369,900 - 6823b Tri City Way, Cold Lake

MLS® #E4460699

\$369,900

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, perfectly located near schools, shopping, and walking trails. The main floor features an open-concept design with modern pot lighting, a stylish kitchen boasting white cabinetry, granite countertops, island, pantry, and included appliances. The fully finished basement expands your living space with a spacious family room, additional bedroom, and full bath. Step outside to a large fenced and landscaped backyard, ideal for summer enjoyment. With a 10-year new home warranty, this move-in ready property offers comfort, style, and peace of mind.

Built in 2024

Essential Information

MLS® #	E4460699
Price	\$369,900
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
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Community Information

Address	6823b 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	October 2nd, 2025
Days on Market	32
Zoning	Zone 60

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Listing information last updated on November 3rd, 2025 at 7:17am MST