

## \$464,900 - 4502 65 Avenue, Cold Lake

MLS® #E4426314

**\$464,900**

4 Bedroom, 3.00 Bathroom, 1,803 sqft

Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

This stunning 1802 Sq ft Hailey style home in Tri City Estates is a definite MUST SEE! 40 foot exposed aggregate stamped driveway, matching sidewalk to the house with additional rock accents. Spacious front entry finished with Italian tiles. Living room has engineered hardwood, rod iron spindles, vaulted ceiling and 3-sided fireplace. The kitchen boasts granite countertops, island, granite sink, backsplash, soft close drawers, oil rub bronze fixtures, maple cabinetry and Italian tile flooring. Bathrooms have granite counters. Primary bedroom includes and large walk-in closet and ensuite with double sinks and 6' jetted bathtub. Additional 2 bedrooms on the main floor with 9' ceilings. Basement is beautifully finished, includes a 4th bedroom, full bath. Heated attached garage. Deck, large fenced yard.

Built in 2014

### Essential Information

MLS® #	E4426314
Price	\$464,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,803
Acres	0.00



Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4502 65 Avenue
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0B5

### Amenities

Amenities	Air Conditioner, Deck, Parking-Extra, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Vinyl Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 16th, 2025
Days on Market	46

## Zoning

## Zone 60

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Listing information last updated on May 1st, 2025 at 7:02am MDT