

# \$350,000 - 2606 6 Avenue, Cold Lake

MLS® #E4441468

## \$350,000

5 Bedroom, 3.00 Bathroom, 1,168 sqft  
Single Family on 0.00 Acres

Lakewood Estates, Cold Lake, AB

Welcome to your dream family home in Cold Lake! This stunning 5-bedroom, 3-bathroom house features a spacious 1,168 sqft open-concept design with hardwood floors, and high vaulted ceilings. Enjoy the tranquility of a quiet cul-de-sac in Lakewood Estates, just a couple of minutes from the beach and MD campground. The property boasts a double attached heated garage, fire pit area and a fenced yard. With new 40-year fiberglass shingles and a new furnace in both house and garage, this modern beauty is ready for you!

Built in 2005

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4441468               |
| Price          | \$350,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,168                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 2606 6 Avenue    |
| Area        | Cold Lake        |
| Subdivision | Lakewood Estates |
| City        | Cold Lake        |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9N 2C7          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Fire Pit, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, See Remarks |
| Roof              | Fiberglass   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 60        |

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Listing information last updated on June 17th, 2025 at 1:02am MDT