

## **\$432,000 - 2604 6a Avenue, Cold Lake**

MLS® #E4460007

**\$432,000**

5 Bedroom, 3.00 Bathroom, 1,224 sqft

Single Family on 0.00 Acres

Lakewood Estates, Cold Lake, AB

Welcome to Lakewood Estates, one of Cold Lake's most desirable neighborhoods! Just steps from public access points to Cold Lake, you can bike or walk the scenic MD campground or spend summers at the park and beach. This stunning home greets you with a spacious foyer and access to an oversized heated garage. The open-concept kitchen, dining, and living area is ideal for entertaining, showcasing rich wood cabinetry, quartz countertops, raised eating bar, under-mount sink, stainless steel appliances, vinyl plank flooring up and down, and garden doors to your deck with side privacy panels. The master suite offers a barn door walk-in closet and 3-pce ensuite, with two more bedrooms and a 4-pce bath completing the main level. Downstairs features a bright family room, two additional bedrooms, and a beautiful 4-pce bath with tiled surround. Spacious backyard, and luxury finishes throughout, this home is move-in ready! Central Air, New hot water on demand, shingles 2024 and new natural gas line to the BBQ.

Built in 2005

### **Essential Information**

MLS® #                    E4460007

Price                      \$432,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,224                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2604 6a Avenue   |
| Area        | Cold Lake        |
| Subdivision | Lakewood Estates |
| City        | Cold Lake        |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9M 2C7          |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Air Conditioner, Deck, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                        |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                     |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 29th, 2025

Days on Market                37

Zoning                            Zone 60

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Listing information last updated on November 4th, 2025 at 11:32pm MST