

# \$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	10
Zoning	Zone 60

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Listing information last updated on October 12th, 2025 at 6:47am MDT