

\$465,000 - #a&b 6404 -47 St, Cold Lake

MLS® #E4409767

\$465,000

3 Bedroom, 2.00 Bathroom, 1,597 sqft
Single Family on 0.12 Acres

Tri City Estates, Cold Lake, Alberta

Great investment opportunity! Welcome to this charming full duplex, new living area PVC Laminate and freshly painted, perfectly designed for modern living. The main floor boasts an open-concept living area, seamlessly integrating the kitchen, dining, and living spaces, ideal for everyday living. The primary bedroom is conveniently located on the main floor, offering privacy and ease of access. Descend to the lower level to find two additional spacious bedrooms, perfect for family or guests. This level also features a cozy family room, a well-equipped laundry room, and a full bathroom, providing all the comforts and conveniences you need. Additionally, each unit includes a garage and a large concrete driveway, providing parking for up to two more vehicles per unit. Donâ€™t miss the opportunity to make this versatile and inviting home yours and/or your tenants. If buyer is GST reregistered, no GST is needed and price will be reduced accordingly (id:6289)

Built in 2008

Essential Information

Listing #	E4409767
Price	\$465,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,597
Acres	0.12



Year Built	2008
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bi-level

Community Information

Address	#a&b 6404 -47 St
Subdivision	Tri City Estates
City	Cold Lake
Province	Alberta
Postal Code	T9M2E5

Amenities

Features	Corner Site
Parking Spaces	6
Parking	Attached Garage, See Remarks
# of Garages	1

Interior

Appliances	Dishwasher, Fan, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Dryer, Refrigerator, Two stoves, Two Washers
Heating	Forced air
Has Basement	Yes

Listing Details

Listing Office	Coldwell Banker Lifestyle
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