

\$364,900 - B 6715 47 Street, Cold Lake

MLS® #E4444549

\$364,900

5 Bedroom, 3.00 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Tri City Estates, Cold Lake, AB

This lovely half duplex with a legal secondary suite is perfectly located near parks, shopping, and schoolsâ€”ideal for families or investors. Enjoy the efficiency of Navien on-demand hot water and cozy in-floor heat. Each suite features its own entrance, laundry, and a beautifully designed kitchen with ample cabinetry, pantry, and stainless steel appliances. The fenced yard offers space for outdoor enjoyment, and the layout ensures privacy for both units. Whether you're looking to live in one unit and rent the other, or invest in a smart income property, this is a fantastic alternative to renting.

Built in 2012

Essential Information

MLS® #	E4444549
Price	\$364,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,184
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level



Status	Active
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Community Information

Address	B 6715 47 Street
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0B1

Amenities

Amenities	Hot Water Instant, Walk-up Basement, HRV System, 9 ft. Basement Ceiling
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two, Oven Built-In-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 25th, 2025
Days on Market	3
Zoning	Zone 60

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