



## 6307 45 Street Cold Lake AB

\$429,900

Discover an exceptional opportunity in Tri City Estates! This spacious 6-bedroom home caters perfectly to multi-generational living or large families seeking modern comfort. Nestled on a generous lot, its prime location boasts a serene backdrop of green space and a convenient park just across the street. Step inside to find a welcoming ambiance highlighted by hardwood floors throughout the open-concept main floor. The kitchen impresses with ample counter space, sleek subway backsplash, and stainless steel appliances. Natural light floods the living room, creating a warm and inviting atmosphere. Upstairs, four generously sized bedrooms await, including a master retreat with a walk-in closet and ensuite bath. The fully finished basement adds two additional bedrooms, a full bath, and family room. Outside, a charming front porch and large windows enhance the home's curb appeal, while the back deck and fenced yard provide the perfect setting for outdoor gatherings. Don't miss out on this rare opportunity!

Listing Presented By:



Originally Listed by:  
Coldwell Banker Lifestyle

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