



## 6731 TRI CITY Way Cold Lake AB

\$435,000

A MODERN HOME IN A GREAT NEIGHBORHOOD! This 2017 modified bi-level embodies elegance in an open-concept layout. With no carpeting, the property exudes clean inviting atmosphere. The kitchen features solid Alderwood grey-toned cabinetry, huge island, quartz countertops, and corner pantry for added convenience. Vaulted ceilings, pot lights & gas fireplace enhance the warm feel through-out. Upper level hosts a luxurious master bedroom with 4-piece ensuite boasting a Jacuzzi & shower, with a walk-in closet. Two additional bedrooms, a 4-pc bath, & a laundry room grace the main floor. Basement offers a 4th bedroom, 3-pc big bathroom, & spacious family room, providing ample space for working out & entertainment. Conveniently positioned between South & North Cold Lake, this residence offers easy access to schools, shopping, Energy Centre & big variety of restaurants. Enjoy outdoor living on the back deck with gas line for your BBQ. Garage heater included, just needs installation. A great home for your family!

Listing Presented By:



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