

## \$579,900 - 324 Fundy Way, Cold Lake

MLS® #E4413921

**\$579,900**

5 Bedroom, 3.00 Bathroom, 1,606 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Modern Hailey style home built by Kelly's Signature Homes Ltd, with a triple heated garage, located in Cold Lake North - close to Kinosoo Beach, the hospital, and walking trails! The yard will be fully landscaped and fenced and includes a concrete driveway. This home also backs onto a brand new walking trails! As you open the front door you are greeted with an impressive entry with access to the garage and then a few steps up to the great room with 10ft ceilings and consisting of a living/dining/kitchen. The kitchen will have modern custom cabinets with quartz countertops, and a good size island with a \$4000 appliance credit. Also on this floor are two bedrooms and the main bathroom. Up a few steps and you are in the large primary bedroom with 2 walk in closets, and FULL ensuite with tiled shower & separate tub. Main level flooring is a combination of tile & vinyl plank, and the fully finished basement will have in-slab heat and consist of a big family room, 2 more bedrooms and a full bathroom.

Built in 2024

### Essential Information

MLS® # E4413921

Price \$579,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,606                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 324 Fundy Way   |
| Area        | Cold Lake       |
| Subdivision | Cold Lake North |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 0M4         |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Ceiling 10 ft., Deck, See Remarks |
| Parking   | Heated, Triple Garage Attached    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Appliances        | Garage Control, Garage Opener, Garage Heater    |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Cold Lake Elementary  |
| Middle     | Nelson Heights School |
| High       | Cold Lake High        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2024 |
| Days on Market | 152                 |
| Zoning         | Zone 60             |

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