

## \$650,000 - 306 Waterton Way, Cold Lake

MLS® #E4426044

**\$650,000**

6 Bedroom, 3.50 Bathroom, 2,217 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

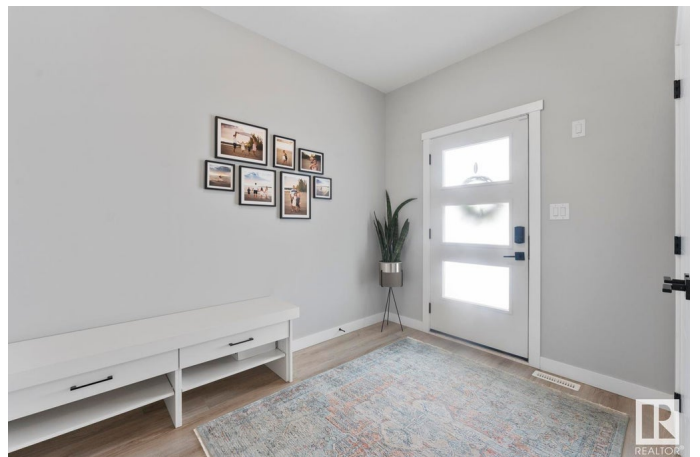
If you are looking a walkout basement backing onto green space, close to the beach, with 6 bedrooms PLUS office, then this is YOUR HOME! This nearly 3000sqft of finished space 2-storey home offers large front entry that leads past the office & 2-piece bath to the main living space. If entering from the heated garage, walk through the custom mud room /w bench into the walk-through pantry that leads into a STUNNING kitchen with upgraded quartz counters, huge island, floor to ceiling cabinets & high-end built-in appliances. This show stopping space opens to the big living room /w electric fireplace and feature wall with custom shelves, and dining room where you have access to the back deck & landscaped/fenced yard complete with shed & wiring for a future hot tub. Upstairs, is like no other with 4 bedrooms - including massive primary /w walk-in closet & ensuite with separate tub & tile shower. Walkout basement is fully finished with 2 more bedrooms, family room & bath. added extras: Central Air, Custom Blinds

Built in 2022

### Essential Information

MLS® # E4426044

Price \$650,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,217
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	306 Waterton Way
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0L4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vinyl Windows, Walkout Basement, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Double Garage Attached, Heated, EV Charging Station

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Oven Built-In-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, 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	March 17th, 2025
Days on Market	69
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 25th, 2025 at 6:02pm MDT