

# \$115,000 - 5909 Labrador Rd, Cold Lake

MLS® #E4387718

## \$115,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Land Lease Community on 0.00 Acres

Cold Lake South, Cold Lake, AB

In the heart of Fontaine Village stands a charming 2008 mobile home, boasting 1216 sq ft of a spacious layout and a quaint 14x22 single -car garage that offers comfort and functionality for you and your family. Upon entering , your greeted with new vinyl flooring that stretches throughout the open-concept kitchen and living room. This large kitchen has a corner pantry and big eating island that gives you plenty of storage. The Primary bedroom has a walk in closet with a barn door and a updated 4 piece ensuite and beside is a large laundry room with washer ,dryer with storage cupboards. On the other end has 2 additional good sized bedrooms and a updated 4 piece bathroom Step outside onto the large deck, where you can enjoy the fresh air and sunshine. The fully fenced yard offers privacy and security, creating a peaceful oasis for relaxation and play. With its modern amenities and thoughtful design, this mobile home in Fontaine Village is more than just a place to live—it's a place to call home.



Built in 2008

### Essential Information

MLS® #	E4387718
Price	\$115,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	2008
Type	Land Lease Community
Style	Bungalow
Status	Active

### Community Information

Address	5909 Labrador Rd
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0C6

### Amenities

Parking	Front Drive Access, Parking Pad Cement/Paved, Single Garage Detached
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### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas

### Exterior

Exterior	Modular
Construction	Modular
Foundation	Block

### Additional Information

Date Listed	May 16th, 2024
Days on Market	338
Zoning	Zone 60

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