# \$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

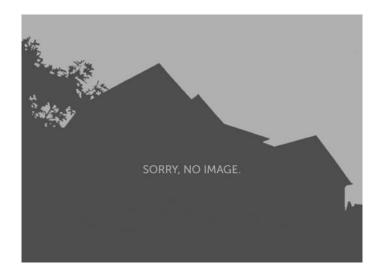
In the heart of Fontaine Village stands a charming 2008 mobile home, boasting 1216 sq ft of a spacious layout and a quaint 14x22 single -car garage that offers comfort and functionality for you and your family. Upon entering, your greeted with new vinyl flooring that stretches throughout the open-concept 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 closest 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 liveâ€"it's a place to call home.



#### **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

#### 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

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 April 19th, 2025 at 5:02pm MDT