

\$165,000 - 4710 Labrador Road, Cold Lake

MLS® #E4444909

\$165,000

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

Cold Lake South, Cold Lake, AB

This home is a 2022 new home that has never been lived in. It is over 1200 square feet, with 3 bedrooms & 2 bathrooms, including a 5'x9' full bath as well as a 5'x7'6" 3/4 bath ensuite with shower, & a 5'x5'6" walk-in closet in the master. The master bedroom is approximately 15'x11', not including the ensuite or walk-in closet. The home comes complete with brand new fridge, new stove, new built-in dishwasher, new washer & new dryer. The home is open concept with a spacious living room approximately 14'x15'; a 9'6"x8'6" dining area; & 20'x6' kitchen space, with side pantry next to the fridge. This home has 2 side decks, & sits on a lot that is spacious, that has a huge lawn area & a 6' privacy fence, both maintained by the park. Fontaine Village is the newest & most well maintained mobile park within the City of Cold Lake. Condition of purchase requires the buyer to sign a 1 year lot lease to keep the home within the park during that time period. The first 3 months of lease pad are FREE!



Built in 2022

Essential Information

MLS® #	E4444909
Price	\$165,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	2022
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4710 Labrador Road
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0C6

Amenities

Parking	Parking Pad Cement/Paved
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Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas

Exterior

Exterior	Modular
Construction	Modular
Foundation	Block

School Information

Elementary	Ecole Voyageur
Middle	Assumption Jr Sr High
High	Cold Lake High School

Additional Information

Date Listed	June 28th, 2025
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Days on Market 35
Zoning Zone 60



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Listing information last updated on August 1st, 2025 at 9:47pm MDT