

# \$165,000 - 4513 Snowbird Lane, Cold Lake

MLS® #E4444923

**\$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 sit down 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 spacious lot. 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 the lease pad rental are FREE!

Built in 2022

## Essential Information

MLS® #	E4444923
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	4513 Snowbird Lane
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	See Remarks

### School Information

Elementary	Holy Cross Elementary
Middle	Assumption Jr Sr High
High	Cold Lake High School

### Additional Information

Date Listed	June 28th, 2025
Days on Market	35

## Zoning

## Zone 60

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Listing information last updated on August 2nd, 2025 at 12:47pm MDT