

# \$179,900 - 4513 Snowbird Lane, Cold Lake

MLS® #E4444923

**\$179,900**

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.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444923  |
| Price          | \$179,900 |
| 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 |
|---------|--------------------------|

### 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 | 9               |
| 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 July 6th, 2025 at 11:17pm MDT