

# \$37,000 - 63 4405 50 Avenue, Cold Lake

MLS® #E4425315

**\$37,000**

2 Bedroom, 1.00 Bathroom, 1,120 sqft  
Land Lease Community on 0.00 Acres

Wildwood Trail Court, Cold Lake, AB

Looking for the perfect place to call home? This charming, move-in ready two-bedroom mobile home offers a fantastic opportunity for affordable living without compromising on comfort! This two bedroom home comes complete with comfortable furniture, making it the perfect choice for those looking to move in hassle-free. The open floor plan creates a welcoming space to entertain or unwind. Enjoy the convenience of a functional kitchen featuring essential appliances and ample storage for all your culinary needs. Offering a low-maintenance lifestyle, this mobile home is an excellent choice for those looking for an economical yet comfortable living situation. From the moment you step inside, you'll feel right at home with everything in place and ready for immediate enjoyment. Turn-key ready!!!

Built in 1980

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4425315 |
| Price          | \$37,000 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 1,120    |
| Acres          | 0.00     |



|            |                        |
|------------|------------------------|
| Year Built | 1980                   |
| Type       | Land Lease Community   |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 63 4405 50 Avenue    |
| Area        | Cold Lake            |
| Subdivision | Wildwood Trail Court |
| City        | Cold Lake            |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9M 1Z4              |

### Amenities

|         |                    |
|---------|--------------------|
| Parking | Front Drive Access |
|---------|--------------------|

### Interior

|            |  |
|------------|--|
| Appliances | Dryer, Freezer, Furniture Included, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating    | Forced Air-1, Natural Gas  |

### Exterior

|            |       |
|------------|-------|
| Foundation | Block |
|------------|-------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 50               |
| Zoning         | Zone 60          |

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