



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

75, 5308 57 Street
Lloydminster, Alberta

MLS # A2217397



\$62,500

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	960 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	1
Garage:	Asphalt, Carport		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, Pa		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	None	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters		

Inclusions: NA

This beautifully maintained home is tucked away in a quiet cul-de-sac and shows true pride of ownership throughout. Enjoy peace of mind with numerous upgrades, including newer windows, a high-efficiency furnace, hot water tank, and a long-lasting metal roof. The updated washer and dryer are also included. The monthly fee adds great value—covering water, snow removal, garbage pickup, and access to a community hall with a gym and pool table. Step outside to your own private oasis featuring a paved driveway, carport, storage shed, a kids’ playset, a spacious deck, and a relaxing hot tub. Inside, you’ll love the gas stove, modern lighting, and stylish newer blinds. This home is truly move-in ready with thoughtful features inside and out.