



**GRASSROOTS**  
REALTY GROUP

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17, 5308 57 Street  
Lloydminster, Alberta

MLS # A2225334



**\$57,000**

Division:	North Lloydminster		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	960 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Come take a look at this affordable 3 bedroom mobile home located in Lloydminster Village! This property has been extremely well kept and is move-in ready! There has been approx \$14,000 in recent upgrades to this property including a brand new bathroom and new kitchen flooring. Spacious yard is perfect for kids and pets and a convenient carport to keep the snow off the car. Ideal location across from a playground and visitor parking makes this a perfect location! The home is situated on a leased lot with your monthly fees of \$749, including water/sewer, common area maintenance and access to the community centre and fitness centre. Offers are subject to a tenancy agreement approval by the park management. Quick possession possible!