



**GRASSROOTS**  
REALTY GROUP

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63, 5308 57 Street  
Lloydminster, Alberta

MLS # A2238280



**\$89,000**

Division:	North Lloydminster		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	960 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: NA

Pride of ownership is evident throughout this well-cared-for home, offering a perfect blend of comfort, style, and convenience. Step outside to your own private retreat featuring a paved driveway and a spacious two-tiered deck—ideal for summer barbecues, morning coffee, or gathering with friends and family. The attached garage adds everyday functionality and extra storage space. Inside, you’ll appreciate the thoughtful upgrades that make this home truly move-in ready. Modern lighting, stylish newer blinds, and a fresh, welcoming feel flow throughout the space. The kitchen is a highlight, equipped with a sleek gas stove that’s perfect for home cooking enthusiasts. The monthly condo fee offers excellent value, covering water, snow removal, garbage pickup, and access to a well-equipped community hall with a gym and pool table—giving you extra amenities without the hassle. From top to bottom, this home is filled with features that make daily living comfortable and enjoyable.