



GRASSROOTS
REALTY GROUP

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67, 5308 57 Street
Lloydminster, Alberta

MLS # A2240081



\$49,900

Division:	North Lloydminster		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	960 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1
Garage:	Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Floor Furnace, Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Make your move to cost effective living at Lloydminster Village! This owner occupied unit is well cared for, VERY CLEAN and can accomodate an IMMEDIATE POSSESSION date. Totally renovated within the last few years with all new vinyl plank flooring, tile in the bathroom, fresh paint, solid doors, new trim and an included stainless steel kitchen appliance set. There is a handy built in eating nook in the kitchen and plenty of room for a dining table remaining in the kitchen OR you can create a more formal dining area in the spacious, open concept living space. The east facing front windows provide for plenty of natural light in this room. A functional floor plan has three comfortable sized bedrooms tucked away at the quite rear of the home. Other bonuses' with this property are the maintenance free metal roof, dedicated laundry/utility room and the carport to keep your vehicle out of the elements. Lloydminster Village offers access to the community centre with fitness room, pool table, stage and banquet hosting space. Lot rental of \$750/month includes water/sewer/garbage and common area maintenance. Schedule your private viewing today!