



96, 5308 57 Street  
Lloydminster, Alberta

MLS # A2250866



**\$199,900**

<b>Division:</b>	North Lloydminster		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Window Coverings

Welcome Home! Here you find a BRAND NEW, Triple M Housing modular home, in a quiet cul-de-sac location at Lloydminster Village. The Village offers access to the community centre with fitness room, pool table, stage and banquet hosting space. Lot rental of \$803/month includes water/sewer/garbage and common area maintenance. All residents of the park must be approved by Cove Communities. This 1141 square foot, three bedroom, two bathroom MOVE IN READY home comes with a full appliance package and window coverings. The open concept living/dining and kitchen area is open concept plan, bright and welcoming with vaulted ceilings, vinyl plank throughout and plenty of space for any furniture arrangements. The front yard landscaping and a refinished asphalt driveway are to be included in this price, as is GST. New Home Warranty applies. A la carte packages can be added on for a carport, garage, deck or rear landing should a Buyer want these upgrades included. Schedule your private viewing today. Make your move!