



GRASSROOTS
REALTY GROUP

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

17, 5308 57 Street
Lloydminster, Alberta

MLS # A2251046



\$45,000

Division:	North Lloydminster		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	960 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1
Garage:	Asphalt, Carport, Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this well-kept 3-bedroom, 1-bathroom mobile home perfectly situated in one of the best spots in Lloydminster Village. With no back neighbours and located directly across from the community playground, this home offers privacy and a family-friendly atmosphere that's hard to beat. Step inside to discover a spacious, oversized living room filled with natural light — ideal for entertaining or relaxing. The large kitchen features ample counter space, plenty of storage, and a dedicated eating area perfect for family meals. Enjoy easy upkeep with laminate and vinyl flooring throughout — no carpet here! Outside, you'll find a carport and extra paved parking, making room for guests or additional vehicles. This home also includes access to the park's clubhouse and benefits from low-maintenance living with \$750/month park fees covering water, sewer, garbage collection, and snow removal. Don't miss your chance to own this charming and affordable home in a quiet, well-managed community. All offers are subject to Park approval by Lloydminster Village.