



**GRASSROOTS**  
REALTY GROUP

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30, 5308 57 Street  
Lloydminster, Alberta

MLS # A2252992



**\$39,900**

<b>Division:</b>	North Lloydminster		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Aggregate, Attached Carport, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Metal

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** None

**Features:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** N/A

Welcome to this well-maintained and spacious mobile home located in the desirable Lloydminster Village community. Featuring 3 bedrooms, a 4-piece bathroom, and an oversized living room, this home offers comfort and functionality for first-time buyers, downsizers, or anyone seeking an affordable housing option. The bright and open kitchen comes complete with all appliances, providing a move-in ready experience. Enjoy the convenience of a fully fenced yard—perfect for pets, kids, or outdoor gatherings—as well as a carport for covered parking and a storage shed for your tools and extras. This home is ready for quick possession, making it ideal for those looking to move soon. All offers must be made subject to Park Approval through Lloydminster Village. Don't miss out on this great opportunity—book your showing today!