



**GRASSROOTS**  
REALTY GROUP

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119, 5308 57 Street  
Lloydminster, Alberta

MLS # A2255649



**\$44,369**

Division:	West Lloydminster		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	964 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Attached Carport, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Hardwood
Roof:	Metal
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: Shed

3-Bedroom Home on one of the larger lots in the Park Tucked away in a quiet cul-de-sac in the northwest corner of the Park, this 3-bedroom home offers one of the most desirable locations and lot sizes available. With plenty of room inside and out, plus off-street parking for two vehicles including a covered carport, this property combines comfort and convenience. The home includes essential appliances&mdash;refrigerator, stove, range hood, and dishwasher&mdash;making it move-in ready while also leaving room for you to add your personal touch. Some renovations and repairs have already been completed, and with a bit of finishing work and freshening up, this property has the potential to shine. Whether you're a first-time buyer, an investor, or someone looking for a home with solid bones that can be customized to your style, this is a rare opportunity to be on one of the larger lots in a sought-after location.