



**GRASSROOTS**  
REALTY GROUP

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17, 5308 57 Street  
Lloydminster, Alberta

MLS # A2278205



**\$44,900**

Division:	North Lloydminster		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	960 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	1
Garage:	Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Floor Furnace, Forced Air
Floors:	Laminate, Vinyl Plank
Roof:	Metal
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

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

Inclusions: N/A

Make your move to cost effective living at Lloydminster Village. This is a move in ready unit with some updated flooring & laminate and vinyl (no carpet), refreshed bathroom, and a newer furnace, water tank and a 100 amp electrical panel. No rear neighbours and located right across from the community playground and visitor parking this is a private and convenient, family-friendly location within the Village. With three bedrooms and an open concept living area there is a fair amount of room for any furnishing arrangements and convenient storage options. Cove Communities are well run and offer access to the Clubhouse; the park fees cover water, sewer, garbage collection and snow removal. All offers must be subject to occupant approval by Lloydminster Village and signing a Cove Communities specific Purchase Contract prior to closing. Welcome Home!