



**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

Water: -

Floors: Laminate, Vinyl Plank

Sewer: -

Roof: Metal

Condo Fee: -

Basement: -

LLD: -

Exterior: -

Zoning: -

Foundation: -

Utilities: -

Features: -

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!