



**94, 5308 57 Street  
Lloydminster, Alberta**

**MLS # A2278222**

**\$104,900**



**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:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Heating:** Floor Furnace, Forced Air

**Floors:** Vinyl Plank

**Roof:** Metal

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Inclusions:** N/A

Make your move to cost effective living at Lloydminster Village. This is a bright, clean and updated move in ready unit! Lovely, bright white kitchen with subway tile surround and opened up island to the generously sized living room. Vinyl plank throughout, glass closet doors, freshly painted, new window coverings included, updated lighting package with decor switches and 100 amp electrical panel. With three bedrooms and the open concept living area there is a fair amount of room for any furnishing arrangements and convenient storage options with a dedicated laundry room. A lovely location in the park, with a larger corner lot providing for additional privacy, yard space and plenty of parking availability. 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!