



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

157, 5308 57 Street  
Lloydminster, Alberta

MLS # A2278225



**\$99,900**

Division:	North Lloydminster		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	860 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	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 an updated move in ready unit! With a new, bright white kitchen with subway tiles, stainless appliances and opened up island to the south facing living room. Laminate flooring throughout, glass closet doors, freshly painted, 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 porch laundry room with electric heat. A convenient and quiet cul-de-sac location in the park. 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!