



80, 5308 57 Street
Lloydminster, Alberta

MLS # A2280363



\$52,500

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:	Asphalt, Attached Carport, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Metal

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: N/A

Make your move to cost effective living at Lloydminster Village. This updated unit is in an excellent location in the park, tucked into a quiet cul-de-sac and featuring an attached carport, storage shed, large yard site and plenty of parking. A no carpet home with laminate flooring throughout, 100 amp electrical, included appliance package, modernized four piece bathroom and three bedrooms. The living area is a generous size, providing for plenty of furniture arrangements and there is a large utility/storage room. Tenant occupied, 24 hours notice required for all viewings. Cove Communities are well run and offer access to the Clubhouse; the park fees are \$803.00 per month and cover water, sewer, garbage collection and community 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!