

**17, 5308 57 Street  
Lloydminster, Alberta**

**MLS # A2278205**

**\$44,900**



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

<b>Heating:</b>	Floor Furnace, Forced Air		
<b>Floors:</b>	Laminate, Vinyl Plank		
<b>Roof:</b>	Metal		
<b>Basement:</b>	-		
<b>Exterior:</b>	-		
<b>Foundation:</b>	-		
<b>Features:</b>	-		
<b>Inclusions:</b>	N/A		

Make your move to cost effective living at Lloydminster Village. This is a move in ready unit with some updated flooring &ndash; 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!