

96, 5308 57 Street
Lloydminster, Alberta

MLS # A2250866



\$219,900

Division: North Lloydminster

Type: Mobile/Manufactured House

Style: Mobile Home-Double Wide

Size: 1,141 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2

Garage: Off Street, RV Access/Parking, Stall

Lot Size: -

Lot Feat: -

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: -

LLD: -

Exterior: -

Zoning: -

Foundation: -

Utilities: -

Features: -

Inclusions: Window Coverings

Welcome Home! Here you find a BRAND NEW, Triple M Housing modular home, in a quiet cul-de-sac location at Lloydminster Village. The Village offers access to the community centre with fitness room, pool table, stage and banquet hosting space. Lot rental of \$750/month includes water/sewer/garbage and common area maintenance. All residents of the park must be approved by Cove Communities. This 1141 square foot, three bedroom, two bathroom MOVE IN READY home comes with a full appliance package and window coverings. The open concept living/dining and kitchen area is open concept plan, bright and welcoming with vaulted ceilings, vinyl plank throughout and plenty of space for any furniture arrangements. The front yard landscaping and a refinished asphalt driveway are to be included in this price, as is GST. New Home Warranty applies. A la carte packages can be added on for a carport, garage, deck or rear landing should a Buyer want these upgrades included. Schedule your private viewing today. Make your move!