

8, 5308 57 Street
Lloydminster, Alberta

MLS # A2251409



\$49,900

Division: West Lloydminster

Type: Mobile/Manufactured House

Style: Mobile Home-Double Wide

Size: 960 sq.ft. **Age:** 1962 (64 yrs old)

Beds: 2 **Baths:** 1

Garage: Asphalt, Off Street, Parking Pad

Lot Size: -

Lot Feat: -

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Metal

Condo Fee: -

Basement: -

LLD: -

Exterior: Wood Frame

Zoning: -

Foundation: -

Utilities: -

Features: -

Inclusions: N/A

Located in Lloydminster Village, this home has the cozy country feel. Some modifications consist of one bedroom turned into the dining area, bathroom made larger, a 14x16 cold addition added, side enclosure for back door and a fully fenced in yard with 3 decks, gazebo, storage shed and dog run. The yard in the summer time is one you will sit in and enjoy those warm evenings. Lot rental fee of \$640 per month includes water, sewer, garbage, common area maintenance, snow removal and club house access. All offers are to be made Subject to Park approval