

119, 5308 57 Street  
Lloydminster, Alberta

MLS # A2255649



## \$36,500

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	964 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Attached Carport, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Shed

3-Bedroom Home on one of the larger lots in the Park Tucked away in a quiet cul-de-sac in the northwest corner of the Park, this 3-bedroom home offers one of the most desirable locations and lot sizes available. With plenty of room inside and out, plus off-street parking for two vehicles including a covered carport, this property combines comfort and convenience. The home includes essential appliances—refrigerator, stove, range hood, and dishwasher—making it move-in ready while also leaving room for you to add your personal touch. Some renovations and repairs have already been completed, and with a bit of finishing work and freshening up, this property has the potential to shine. Whether you’re a first-time buyer, an investor, or someone looking for a home with solid bones that can be customized to your style, this is a rare opportunity to be on one of the larger lots in a sought-after location.