

**8, 5308 57 Street**  
**Lloydminster, Alberta**

**MLS # A2251409**



**\$49,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | West Lloydminster                |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House        |               |                   |
| <b>Style:</b>    | Mobile Home-Double Wide          |               |                   |
| <b>Size:</b>     | 960 sq.ft.                       | <b>Age:</b>   | 1962 (63 yrs old) |
| <b>Beds:</b>     | 2                                | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Asphalt, Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | -                                |               |                   |
| <b>Lot Feat:</b> | -                                |               |                   |

|                    |                         |                   |   |
|--------------------|-------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Vinyl Plank     | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Metal                   | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -                       | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Wood Frame              | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | -                       | <b>Utilities:</b> | - |
| <b>Features:</b>   | -                       |                   |   |

**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