

30, 5308 57 Street  
 Lloydminster, Alberta

MLS # A2252992



**\$24,900**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <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 (63 yrs old) |
| <b>Beds:</b>     | 3                                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Aggregate, Attached Carport, Off Street |               |                   |
| <b>Lot Size:</b> | -                                       |               |                   |
| <b>Lot Feat:</b> | -                                       |               |                   |

|                    |                            |                   |   |
|--------------------|----------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Metal                      | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -                          | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Vinyl Siding               | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | None                       | <b>Utilities:</b> | - |
| <b>Features:</b>   | -                          |                   |   |

**Inclusions:** N/A

Welcome to this mobile home located in the desirable Lloydminster Village community. Featuring 3 bedrooms, a 4-piece bathroom, and an oversized living room, this home would be great for someone that would like a small fixer upper project, but also affordable if you would like to put some of your own equity into your own home also. The open kitchen comes complete with all appliances, providing a move-in ready experience. Enjoy the convenience of a fully fenced yard—perfect for pets, kids, or outdoor gatherings—as well as a carport for covered parking and a storage shed for your tools and extras. This home is ready for quick possession, making it ideal for those looking to move soon. All offers must be made subject to Park Approval through Lloydminster Village. Don't miss out on this great opportunity—book your showing today!