



GRASSROOTS
REALTY GROUP

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96, 5308 57 Street
Lloydminster, Alberta

MLS # A2250866



\$199,900

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 \$803/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!