



**34, 5308 57 Street
Lloydminster, Alberta**

MLS # A2302967



\$85,000

Division:	North Lloydminster		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	960 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	1
Garage:	Asphalt, Carport, Driveway, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Small black pantry in the kitchen

Welcome Home! This is a lovely, owner occupied unit that is meticulously maintained and thoughtfully updated. Some improvements include: fresh paint, updated flooring, lighting fixtures, window coverings and all new window screens, faucets, bathroom update, new entry hardware, screen door, hot water tank, heat tape and added insulation to the plumbing lines, 100 amp electrical, vinyl windows, metal roofing, new skirting and a 4x8 deck. The south facing living room is spacious for many furnishing arrangements and bright with natural light with cushy, warm and welcoming carpet. The high-end vinyl plank flooring runs from the entry way, through the kitchen and hall, the bedrooms have laminate flooring all are in excellent condition. You will find a lovely oak kitchen with a ton of cabinetry, plenty of counter work space and a contemporary tile backsplash. The gas-stove is new as is the handy (super-quiet) portable dishwasher, also included in this sale is a small black pantry unit and compact deepfreeze. Additional storage is available in the dedicated laundry room with an included washer and dryer which are also new. This unit is located close to the community clubhouse and mailboxes and the curb appeal is accentuated by the freshly painted trim, new skirting and the double-width asphalt drive. The carport will protect your vehicle from the elements and it also has a metal roof. There is a storage shed to tuck away outdoor items safely when not in use. Please take your time to notice the stunning tree in the rear yard, there are no leaves on it today but as spring approaches this special feature brings the birds to enjoy the yard with you! Cove Communities are well run and offer access to the clubhouse amenities; the park fees are \$803/month and cover water, sewer, garbage collection and snow removal. All offers must be subject to occupant approval by

Lloydminster Village and signing a Cove Communities specific Purchase Contract prior to closing. Make your move!