



161, 5308 57 street
Lloydminster, Alberta

MLS # A2308697



\$74,900

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|------------------|---------------------------|---------------|---|
| Division: | North Lloydminster | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Double Wide | | |
| Size: | 1,203 sq.ft. | Age: | - |
| Beds: | 5 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-----------------------|-------------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Vinyl | Sewer: | - |
| Roof: | Membrane, See Remarks | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | - |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Inclusions: none

This well-maintained and rare 5-bedroom mobile home offers an incredible opportunity for both investors and growing families alike. Featuring high-end laminate flooring throughout, this home has been thoughtfully updated and cared for over the years. The spacious layout provides plenty of room for comfortable living, while the professionally built deck completed in 2023 creates the perfect outdoor space for relaxing or entertaining. Recent upgrades also include a brand-new roof with a transferable 30-year warranty, providing peace of mind for years to come. Whether you're looking for a fantastic rental property or an affordable home with plenty of space, this property is a must-see