



GRASSROOTS
REALTY GROUP

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5202 56B Street
Lloydminster, Alberta

MLS # A2310351



\$149,900

Division:	North Lloydminster		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,220 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Gazebo,		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH
Foundation:	None	Utilities:	-
Features:	Skylight(s), Vinyl Windows		

Inclusions: None

This spacious 4-bedroom mobile home with additions, totalling 1,220 sq ft, is on a titled corner lot in Lloydminster, AB. Large living room, kitchen/dining and spacious entry with lots of room for storage in the front, and four bedrooms and a 4-pc bathroom with laundry in the back. Covered deck, gazebo and more storage in the sheds. Corner lot allows for access to the backyard. Oversized single garage with room for a workshop (measures 14' X 34') has a gas line for a future heater if desired.