



123, 5308 57 Street
Lloydminster, Alberta

MLS # A2314545



\$49,900

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:	Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Make your move to cost effective living at Lloydminster Village. This is a move in ready unit with updated flooring & no carpet! Enjoy the privacy of a corner lot with plenty of off street parking. The living room is spacious enough for any furnishing arrangements and the kitchen and bathroom have seen updates. 100amp electrical service. All appliances and a storage shed are included in the sale, as viewed. Cove Communities are well run and offer access to the clubhouse amenities; the park fees are \$803/month and cover water, sewer, garbage collection, community snow removal, a park for children to safely play as well as access to the clubhouse and fitness room. All offers must be subject to occupant approval by Lloydminster Village and signing a Cove Communities specific Purchase Contract prior to closing. Welcome Home!