



**GRASSROOTS**  
REALTY GROUP

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9, 5308 57 Street  
Lloydminster, Alberta

MLS # A2321429



**\$69,900**

<b>Division:</b>	North Lloydminster		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Driveway, Front Drive, Garage Door Opener, Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** None

Welcome to the community of Lloydminster Village. This home is move in ready and has had many updates, a private yard with deck, a shed, no back neighbours and an attached single car garage. The living room is large enough for most furnishing arrangements and has lots of natural light as it has windows on 2 sides. The kitchen, bathroom and utility room have been updated, including a jetted tub and a newer furnace and hot water heater. All appliances, window coverings and storage shed are included. Cove Communities monthly park fees cover water, sewer, garbage collection, community snow removal, a park for children to play as well as access to the clubhouse and fitness room. All offers must be subject to occupant approval by Cove Communities and pets are allowed with restrictions. This home is a must see!