



GRASSROOTS
REALTY GROUP

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132, 5308 57 Street
Lloydminster, Alberta

MLS # A2341868



\$44,900

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:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Floor Furnace, Forced Air, Natural Gas
Floors:	Laminate
Roof:	Metal
Basement:	-
Exterior:	Vinyl Siding
Foundation:	-
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: N/A

Make your move to cost effective living at Lloydminster Village. This is a large lot with a massive deck and no back neighbours. Plenty of off street parking with the covered carport. The living room is spacious enough for any furnishing arrangements and the kitchen and bathroom have seen updates. Separate laundry room, hardwood flooring and 100amp electrical service. All appliances and a storage shed are included in the sale, as viewed. SunPark offers access to the clubhouse amenities; the park fees are \$790/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. Tenants rights apply to a month to month tenancy. All offers must be subject to occupant approval by SunPark. Welcome Home!