



GRASSROOTS
REALTY GROUP

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76, 5308 57 St
Lloydminster, Alberta

MLS # A2343134



\$69,900

Division:	North Lloydminster		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	910 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	1
Garage:	Attached Carport, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Shed(s)

Welcome to this charming 3-bedroom, 1-bathroom home tucked away in a quiet cul-de-sac in Lloydminster Village! This bright and welcoming home features a spacious living room, a functional kitchen with some newer appliances, and a convenient utility room with laundry and a chest freezer. Step outside to enjoy the private, fully fenced backyard—perfect for children, pets, or simply relaxing and enjoying the cool summer evenings. The yard also features two sheds, providing plenty of storage for gardening tools and outdoor equipment, along with a ground-level patio for entertaining or unwinding. Recent updates include a newer hot water tank, newer rubber roof and eavestroughs, new flooring installed in 2024, and new heat tape completed in 2023. Monthly park fees are \$790 and include water, sewer, garbage collection, community snow removal, and access to the children’s park. Residents also have access to clubhouse amenities, including a fitness room and clubhouse facilities. All offers are subject to occupant approval by Sunpark. This is a great opportunity to enjoy affordable living in a welcoming community with convenient amenities!