



GRASSROOTS
REALTY GROUP

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13, 5302 56B Street
Lloydminster, Alberta

MLS # A2349897



\$219,999

Division:	West Lloydminster		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,200 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Shed, 3 portable air conditioners in garage, window treatments

Perfectly Priced Alberta home! Located in the private Lakeland Greens subdivision, this 3 bed 2 bath home is move-in ready! You'll love the newer over sized single garage with concrete floor and there's room for 3 vehicles on the paved driveway. The 2 decks have both been re-done and oversee a well laid out and private yard. And you'll certainly enjoy relaxing in the enclosed gazebo which is also included. Step inside to a super clean home with extra cupboard space in the large kitchen which has a corner pantry. There's also and some newer vinyl plank flooring, carpets and newer toilets. All the appliances are included including the freezer and 3 window mount air conditioners which have been removed for the winter. Another bonus there's no back neighbours plus there's immediate occupancy! Check out the 3D Tour!