



GRASSROOTS
REALTY GROUP

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34, 5308 57 Street
Lloydminster, Alberta

MLS # A2350730



\$77,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	960 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	1
Garage:	Attached Carport, Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	RMH
Foundation:	None	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: none

Welcome home! This beautifully maintained, home shows true pride of ownership from the moment you arrive. Thoughtfully updated inside and out, it offers a warm, comfortable feel and an impressive list of improvements—making it easy to simply move in and enjoy. Step inside to a bright, south-facing living room filled with natural light and plenty of space to arrange your furniture just the way you like it. Soft, welcoming carpet adds warmth to the living area, while quality vinyl plank flooring carries through the entry, kitchen and hallway. The bedrooms feature attractive laminate flooring, all in excellent condition. The inviting oak kitchen offers an abundance of cabinetry and counter space, complemented by a contemporary tile backsplash. A new gas stove and super-quiet portable dishwasher are included, along with a convenient black pantry cabinet and compact deep freeze. The dedicated laundry room provides even more storage and includes a newer washer and dryer. This home has been exceptionally well cared for, with updates including fresh paint, flooring, lighting, window coverings, new window screens, faucets, an updated bathroom, new entry hardware, hot water tank, heat tape and added insulation to plumbing lines, 100-amp electrical service, vinyl windows, metal roofing, new skirting and more. Outside, the curb appeal continues with freshly painted trim, new skirting, a double-width asphalt driveway and a freshly painted carport with its own metal roof. A charming wooden screen door and 4' x 8' deck add to the welcoming feel, while a storage shed provides a handy place for outdoor items. And be sure to take a moment to enjoy the beautiful mature tree in the backyard—a special feature that attracts plenty of birds and creates a peaceful spot to sit back and enjoy your surroundings. Conveniently located near the community clubhouse and

mailboxes, this home is part of a well-run community with plenty to offer. Monthly park fees are \$803 and include water, sewer, garbage collection, community snow removal, access to the children's park, clubhouse and fitness room. Comfortable, cared for and truly move-in ready—this is a home that feels welcoming the moment you walk through the door. All offers must be subject to occupant approval by Lloydminster Village.