



**GRASSROOTS**  
REALTY GROUP

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141, 5308 57 Street  
Lloydminster, Alberta

MLS # A2351318



**\$39,900**

|           |                           |        |                   |
|-----------|---------------------------|--------|-------------------|
| 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:   | Carport                   |        |                   |
| Lot Size: | -                         |        |                   |
| Lot Feat: | -                         |        |                   |

|             |                                        |            |   |
|-------------|----------------------------------------|------------|---|
| Heating:    | Floor Furnace, Forced Air, Natural Gas | Water:     | - |
| Floors:     | Laminate, Linoleum                     | Sewer:     | - |
| Roof:       | Metal                                  | Condo Fee: | - |
| Basement:   | -                                      | LLD:       | - |
| Exterior:   | -                                      | Zoning:    | - |
| Foundation: | -                                      | Utilities: | - |
| Features:   | -                                      |            |   |

**Inclusions:** Storage Shed

Make your move to cost effective living at Lloydminster Village. This is a move in ready unit with no carpet. A covered carport and a large partially fenced yard with a storage shed, and no back neighbours. The living room is spacious enough for any furnishing arrangements, 100amp electrical service. The appliances 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. All offers must be subject to occupant approval by SunPark. Welcome Home!