



GRASSROOTS
REALTY GROUP

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145, 5308 57 Street
Lloydminster, Alberta

MLS # A2351331



\$169,900

Division:	North Lloydminster		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Storage Shed

Welcome Home! Here is a newer rare to find, cost effective living option at Lloydminster Village. A lovely 2007 Triple M Housing, modular home with a FULLY FENCED AND PRIVATE YARD! If you have little ones or a pet this will keep them contained safely in your yard. There is also a nice storage shed and a BBQ deck with a privacy fence. This home has vinyl plank flooring throughout, three bedrooms and two full bathrooms - one being your own private ensuite! Two of the bedrooms have walk-in closets and there is a large storage/coat closet as well. The main living and kitchen/dining area is open concept with plenty of room for any furnishing arrangements. The kitchen is modern and functional layout with an island, a pantry and tile backsplash. There is a full stainless steel appliance package as well as laundry and a stand up deepfreeze included, 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!