

# \$49,900 - 67, 5308 57 Street, Lloydminster

MLS® #A2240081

**\$49,900**

3 Bedroom, 1.00 Bathroom, 960 sqft

Mobile on 0.00 Acres

North Lloydminster, Lloydminster, Alberta

Make your move to cost effective living at Lloydminster Village! This owner occupied unit is well cared for, VERY CLEAN and can accomodate an IMMEDIATE POSSESSION date. Totally renovated within the last few years with all new vinyl plank flooring, tile in the bathroom, fresh paint, solid doors, new trim and an included stainless steel kitchen appliance set. There is a handy built in eating nook in the kitchen and plenty of room for a dining table remaining in the kitchen OR you can create a more formal dining area in the spacious, open concept living space. The east facing front windows provide for plenty of natural light in this room. A functional floor plan has three comfortable sized bedrooms tucked away at the quite rear of the home. Other bonuses' with this property are the maintenance free metal roof, dedicated laundry/utility room and the carport to keep your vehicle out of the elements. Lloydminster Village offers access to the community centre with fitness room, pool table, stage and banquet hosting space. Lot rental of \$750/month includes water/sewer/garbage and common area maintenance. Schedule your private viewing today!

Built in 1962

## Essential Information

MLS® # A2240081

Price \$49,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.00
Year Built	1962
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	67, 5308 57 Street
Subdivision	North Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2A3

### Amenities

Parking Spaces	4
Parking	Carport

### Interior

Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Floor Furnace

### Exterior

Roof	Metal
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### Additional Information

Date Listed	July 14th, 2025
Days on Market	64

### Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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