

\$45,000 - 17, 5308 57 Street, Lloydminster

MLS® #A2251046

\$45,000

3 Bedroom, 1.00 Bathroom, 960 sqft

Mobile on 0.00 Acres

North Lloydminster, Lloydminster, Alberta

Welcome to this well-kept 3-bedroom, 1-bathroom mobile home perfectly situated in one of the best spots in Lloydminster Village. With no back neighbours and located directly across from the community playground, this home offers privacy and a family-friendly atmosphere that's hard to beat.

Step inside to discover a spacious, oversized living room filled with natural light – ideal for entertaining or relaxing. The large kitchen features ample counter space, plenty of storage, and a dedicated eating area perfect for family meals. Enjoy easy upkeep with laminate and vinyl flooring throughout – no carpet here!

Outside, you'll find a carport and extra paved parking, making room for guests or additional vehicles. This home also includes access to the park's clubhouse and benefits from low-maintenance living with \$750/month park fees covering water, sewer, garbage collection, and snow removal. Don't miss your chance to own this charming and affordable home in a quiet, well-managed community. All offers are subject to Park approval by Lloydminster Village.

Built in 1962

Essential Information

MLS® # A2251046

Price \$45,000



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

Community Information

Address	17, 5308 57 Street
Subdivision	North Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2A3

Amenities

Parking Spaces	3
Parking	Asphalt, Carport, Driveway, Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Gas Range, Gas Water Heater, Refrigerator, Washer/Dryer, Portable Dishwasher
Heating	Forced Air, Natural Gas

Exterior

Exterior Features	Playground
Lot Description	No Neighbours Behind
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	None

Additional Information

Date Listed	August 23rd, 2025
Days on Market	4

Listing Details

Listing Office eXp Realty (Lloyd)

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