



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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8, 5308 57 Street
Lloydminster, Alberta

MLS # A2251409



\$49,900

Division:	West Lloydminster		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	960 sq.ft.	Age:	1962 (63 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Located in Lloydminster Village, this home has the cozy country feel. Some modifications consist of one bedroom turned into the dining area, bathroom made larger, a 14x16 cold addition added, side enclosure for back door and a fully fenced in yard with 3 decks, gazebo, storage shed and dog run. The yard in the summer time is one you will sit in and enjoy those warm evenings. Lot rental fee of \$640 per month includes water, sewer, garbage, common area maintenance, snow removal and club house access. All offers are to be made Subject to Park approval