

# \$43,500 - 17, 5308 57 Street, Lloydminster

MLS® #A2251046

**\$43,500**

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.

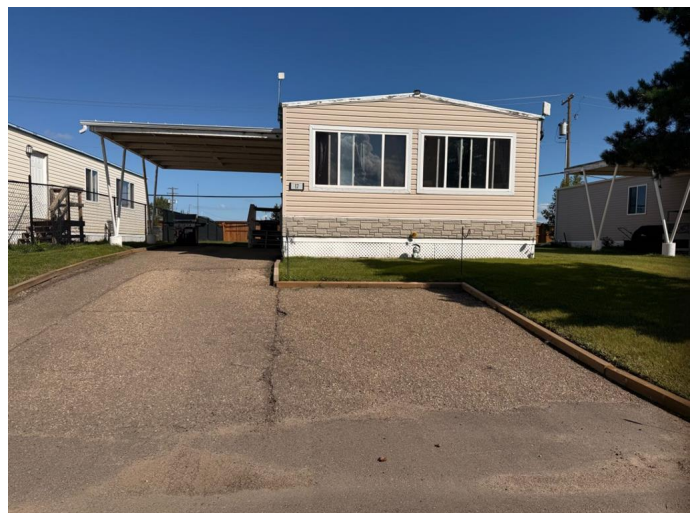
All offers are subject to Park approval by Lloydminster Village.

Built in 1962

## Essential Information

MLS® #                   A2251046

Price                     \$43,500



|                |                         |
|----------------|-------------------------|
| 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, Driveway, Off Street, Parking Pad, Carport |

### 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 | 23                |

**Listing Details**

Listing Office                    eXp Realty (Lloyd)

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