

# \$44,369 - 119, 5308 57 Street, Lloydminster

MLS® #A2255649

**\$44,369**

3 Bedroom, 1.00 Bathroom, 964 sqft

Mobile on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

3-Bedroom Home on one of the larger lots in the Park

Tucked away in a quiet cul-de-sac in the northwest corner of the Park, this 3-bedroom home offers one of the most desirable locations and lot sizes available. With plenty of room inside and out, plus off-street parking for two vehicles including a covered carport, this property combines comfort and convenience.

The home includes essential appliances—refrigerator, stove, range hood, and dishwasher—making it move-in ready while also leaving room for you to add your personal touch. Some renovations and repairs have already been completed, and with a bit of finishing work and freshening up, this property has the potential to shine.

Whether you™re a first-time buyer, an investor, or someone looking for a home with solid bones that can be customized to your style, this is a rare opportunity to be on one of the larger lots in a sought-after location.



## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2255649 |
| Price     | \$44,369 |
| Bedrooms  | 3        |
| Bathrooms | 1.00     |

|                |                         |
|----------------|-------------------------|
| Full Baths     | 1                       |
| Square Footage | 964                     |
| Acres          | 0.00                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 119, 5308 57 Street |
| Subdivision | West Lloydminster   |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Alberta             |
| Postal Code | T9V 2A3             |

### Amenities

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 2                            |
| Parking        | Attached Carport, Off Street |

### Interior

|            |                                                |
|------------|------------------------------------------------|
| Appliances | Dishwasher, Range Hood, Refrigerator, Stove(s) |
| Heating    | Forced Air                                     |

### Exterior

|      |       |
|------|-------|
| Roof | Metal |
|------|-------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 72                  |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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