

\$58,000 - 34, 5308 57 Street, Lloydminster

MLS® #A2228385

\$58,000

3 Bedroom, 1.00 Bathroom, 960 sqft

Mobile on 0.00 Acres

North Lloydminster, Lloydminster, Alberta

Located in the welcoming community of Lloydminster Village, this move-in ready 3-bedroom mobile home offers an exceptional combination of comfort, updates, and affordability. Over the past year, the home has undergone a thoughtful series of improvements designed to enhance both functionality and style. Inside, you'll find a fresh, modern aesthetic with all new paint on the walls and trim, complemented by updated light fixtures, new faucets, and a contemporary backsplash in the kitchen. The home features a brand-new washer and dryer, a new gas stove, and a new hot water tank, providing peace of mind and added value.

Practical updates include new window coverings, entry hardware, heat tape on the plumbing lines, and added pipe insulation—ideal for withstanding the seasons in comfort. Outside, the freshly painted exterior trim enhances the curb appeal, while a covered carport and spacious deck provide convenient outdoor living spaces perfect for entertaining or relaxing.

Lloydminster Village offers a strong sense of community and amenities that make life easier. The monthly lot rent of \$649 includes water, sewer, garbage services, maintenance of common areas, and access to the community recreation center. This is a perfect opportunity for first-time buyers, downsizers, or investors looking for a low-maintenance home



with extensive recent updates.

Please note that all offers must be subject to the buyer entering into a lease agreement with the park management at Lloydminster Village.

Built in 1962

Essential Information

MLS® #	A2228385
Price	\$58,000
Sold Price	\$53,000
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	Sold

Community Information

Address	34, 5308 57 Street
Subdivision	North Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2A3

Amenities

Parking Spaces	4
Parking	Parking Pad, Carport

Interior

Interior Features	Ceiling Fan(s)
Appliances	Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Exterior

Exterior Features	None
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	June 5th, 2025
Date Sold	June 12th, 2025
Days on Market	7
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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