

\$144,900 - 1, 5302 56b Street, Lloydminster

MLS® #A2223503

\$144,900

3 Bedroom, 2.00 Bathroom, 1,226 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Immaculate, Updated Mobile Home in
Lakeland Greens – Just Move In and Enjoy!

Welcome to this beautifully maintained 3-bedroom, 2-bathroom mobile home in the desirable community of Lakeland Greens. This home exudes pride of ownership and has seen numerous updates, making it completely move-in ready.

Step inside to a bright and welcoming interior featuring fresh paint throughout (2022) and a thoughtfully updated layout. The heart of the home boasts a stylish new kitchen island and cupboard slide (2020), complemented by a new fridge and stove (2024), dishwasher (2021), and a modern kitchen faucet (2024). The open concept living space flows effortlessly to the cozy bedrooms and updated bathrooms, complete with a new shower head (2023) and all-new smoke & carbon monoxide detectors (2025) for your peace of mind.

Major updates include:

New shingles (2018)

New heat trace (2020)

Residential-size furnace and central A/C
(2022)

Echo Beam smart thermostat with room
sensors (2022)



New hot water tank (2024)

Smart exterior doors with locks (2023)

New exterior door lights (2023)

New front step (2023)

Outside, enjoy a fully fenced yard, deck, and patio – perfect for entertaining or relaxing in your private outdoor space. The home is also anchored for added stability.

This home truly offers worry-free living with all the big-ticket items already taken care of. Whether you're a first-time buyer, downsizing, or simply looking for a turnkey property, this is an excellent opportunity.

Don't miss out – schedule your showing today!

Built in 2000

Essential Information

MLS® #	A2223503
Price	\$144,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,226
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	1, 5302 56b Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2W3

Amenities

Amenities	Other
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Other

Additional Information

Date Listed	May 21st, 2025
Days on Market	2
Zoning	RMH

Listing Details

Listing Office	eXp Realty (Lloyd)
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