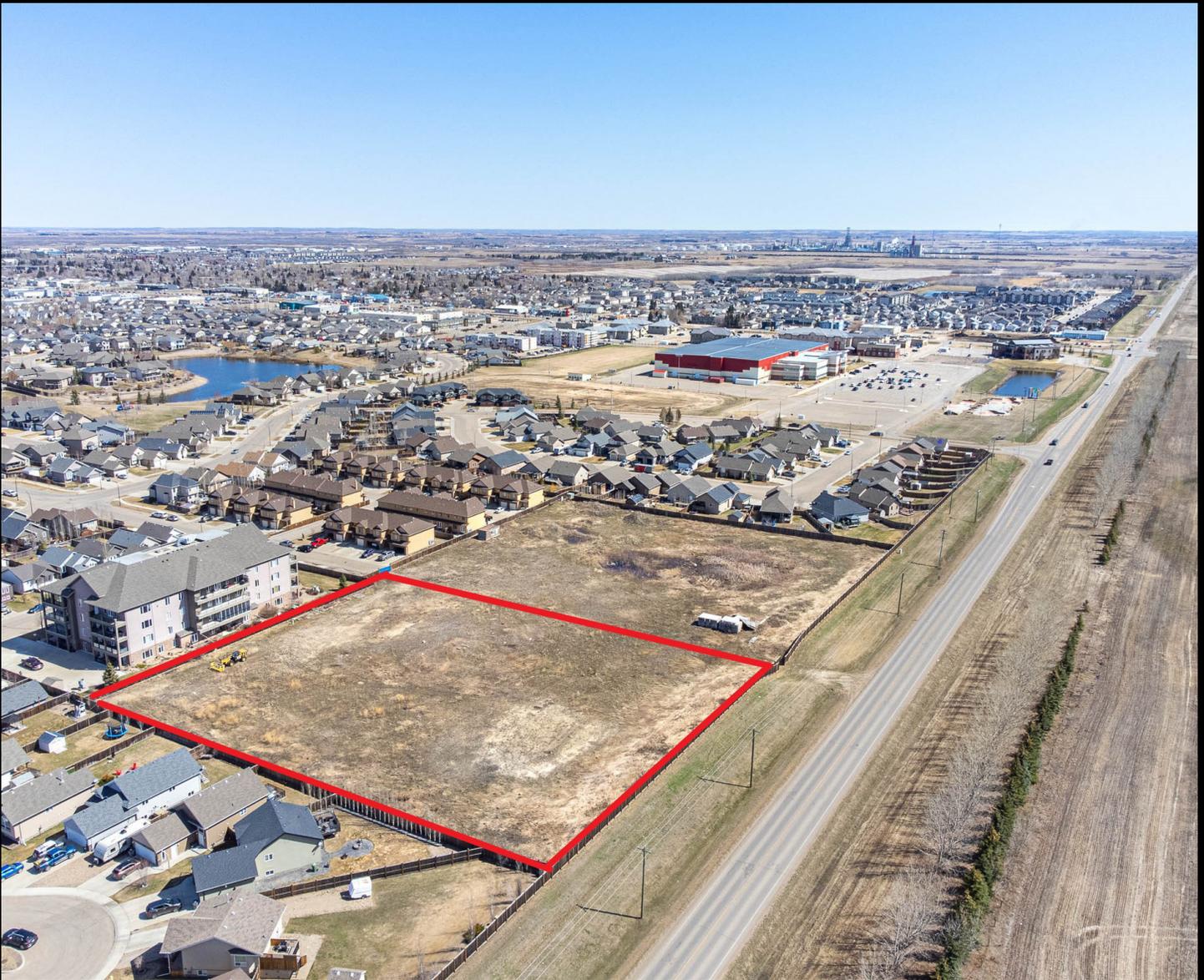


FOR SALE

2.65 ACRES
Development Land



1308 53 AVENUE
Lloydminster, AB

Lane Columbine, REALTOR®
780.808.0620 | lane@musgraveagencies.com

Royal LePage® Musgrave Agencies
1202 50th Avenue, Lloydminster, AB
Independently Owned & Operated

PROPERTY OVERVIEW

\$1,050,000.00

Property Features

- Located within a newer residential subdivision in the SW quadrant of the City of Lloydminster
- Prime development opportunity on the Alberta side
- 2.65 Acre parcel zoned R4, Medium Density Residential
- Permitted uses include apartments with maximum lot coverage at 60% with maximum density at 150 dwellings per hectare
- Could also be developed with townhouse style units following municipal guidelines and regulations
- Property is approximately 94 meters wide and 110 meters deep
- Great value in this parcel with all the offsite service fees paid and the property service to the property lines
- Access to the property is great via a paved roadway that leads from an existing R1/R4 neighbourhood
- For those wishing to own a larger parcel, they may also purchase the adjoining parcel (separately titled) that is for sale measuring 94 meters wide and 115 meters deep

Property Overview

- Legal Description: Lot 24, Block 57, Plan 0929310
- Zoning: R4, Medium Density Residential
- Lot Size: 2.65 Acres
- 2024 Taxes: \$7,271
- MLS #: A2190486

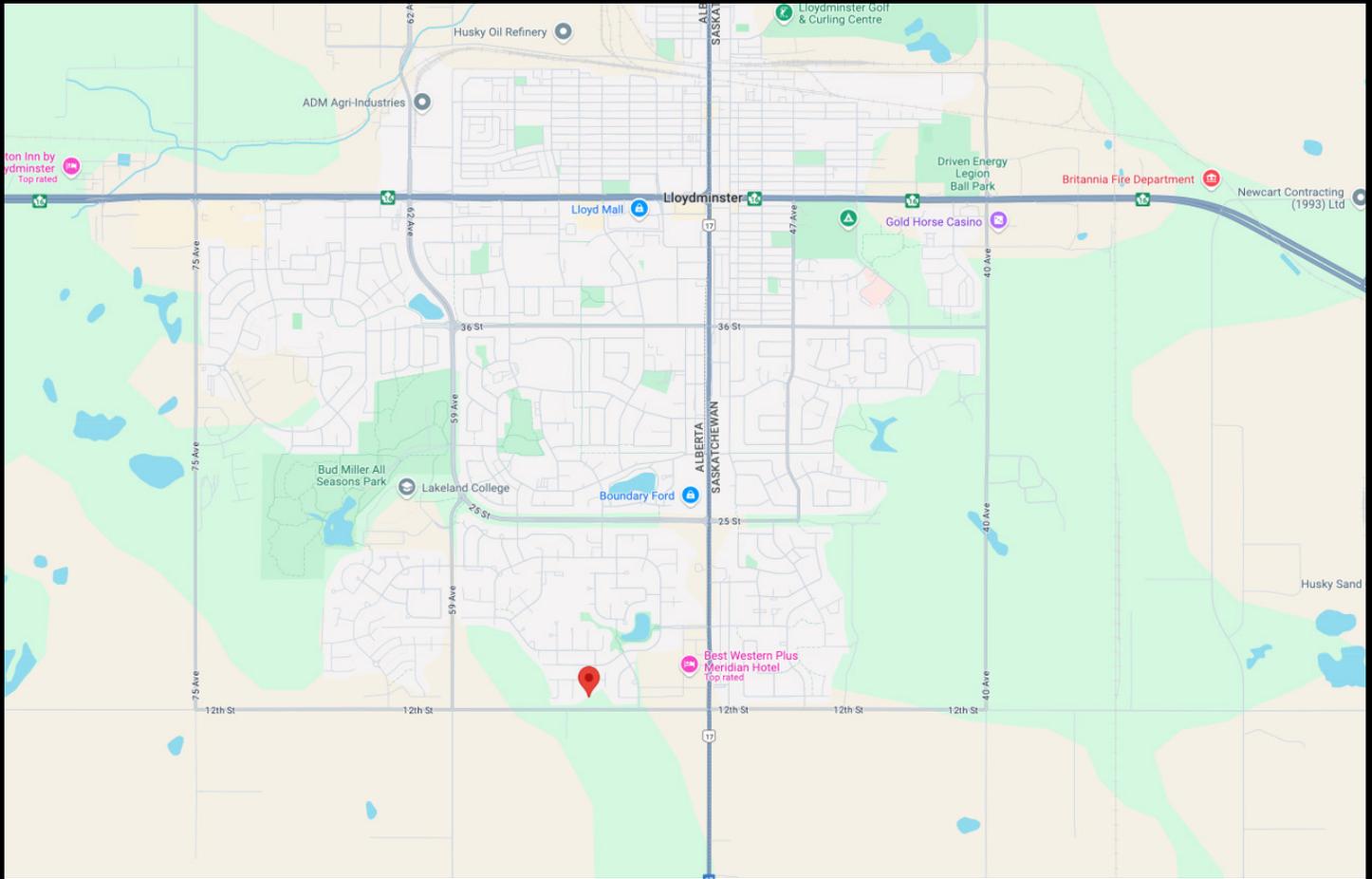
PROPERTY PHOTOS



AERIAL MAP



LOCATION MAP



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