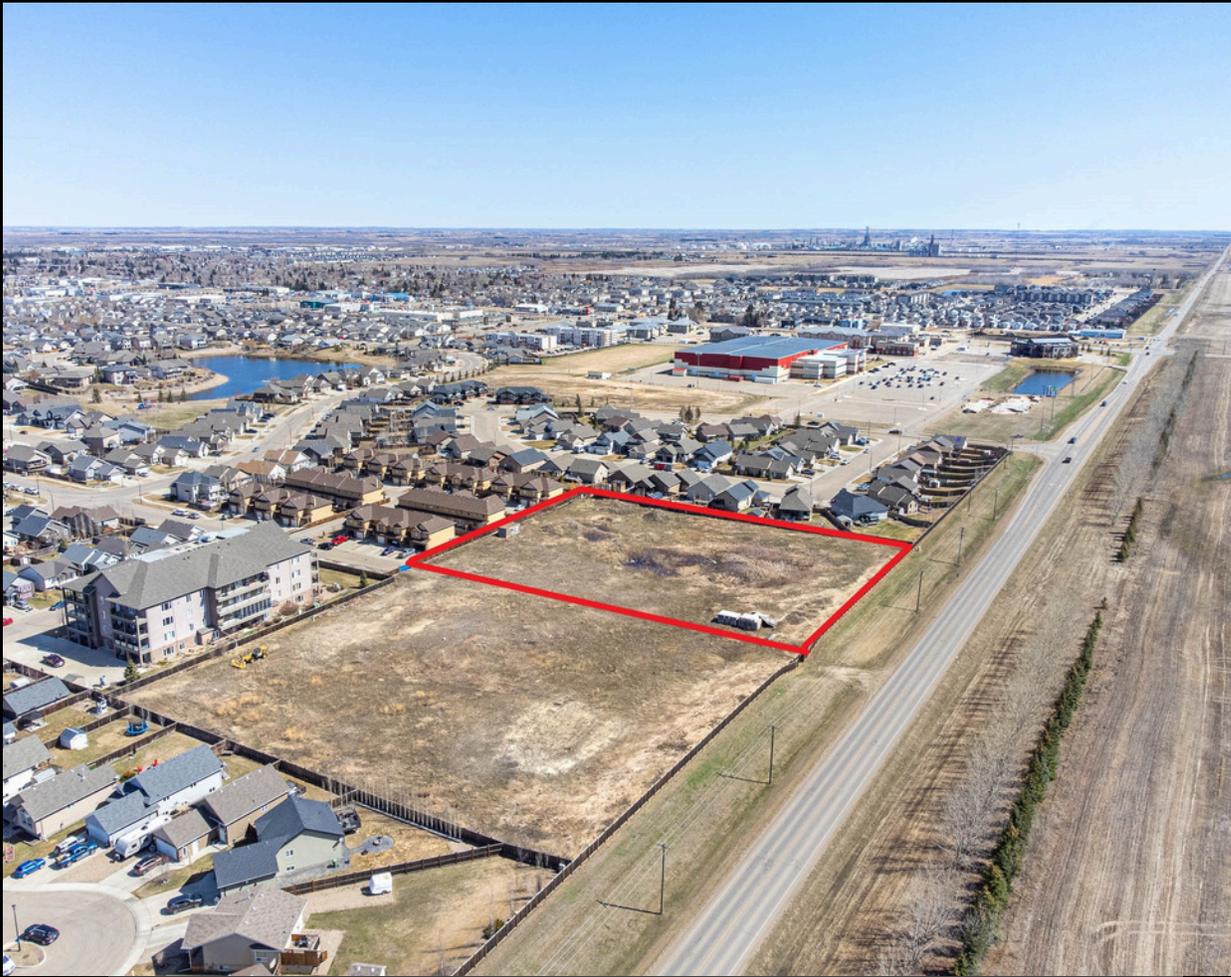


2.75 ACRES LAND



FOR SALE

**1307 53 Ave
Lloydminster, AB**

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

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

\$1,100,000.00

Property Features

- Located within newer residential subdivision in the SW quadrant of the City of Lloydminster is this Prime development opportunity on the Alberta side of Lloydminster.
- Permitted uses including apartment with maximum lot coverage at 60% with maximum density at 150 dwellings per hectare.
- Property could also be developed with townhouse styling units following municipal guidelines and regulations.
- This property is approximately 94 meters wide and 115 meters deep.
- There is great value realized in this parcel, with all the offsite service fees paid and the property service to the property lines.
- Paved roadway that leads from an existing R1/R4.

PROPERTY OVERVIEW:

Legal Description: Lot 19, Block 57, Plan 0820793

Acres: 2.75

Zoning: R4

Subdivision: College Park

Tax Year 2025: \$7,829.00

Possession: Immediate

MLS #: A2283972

PROPERTY OVERVIEW

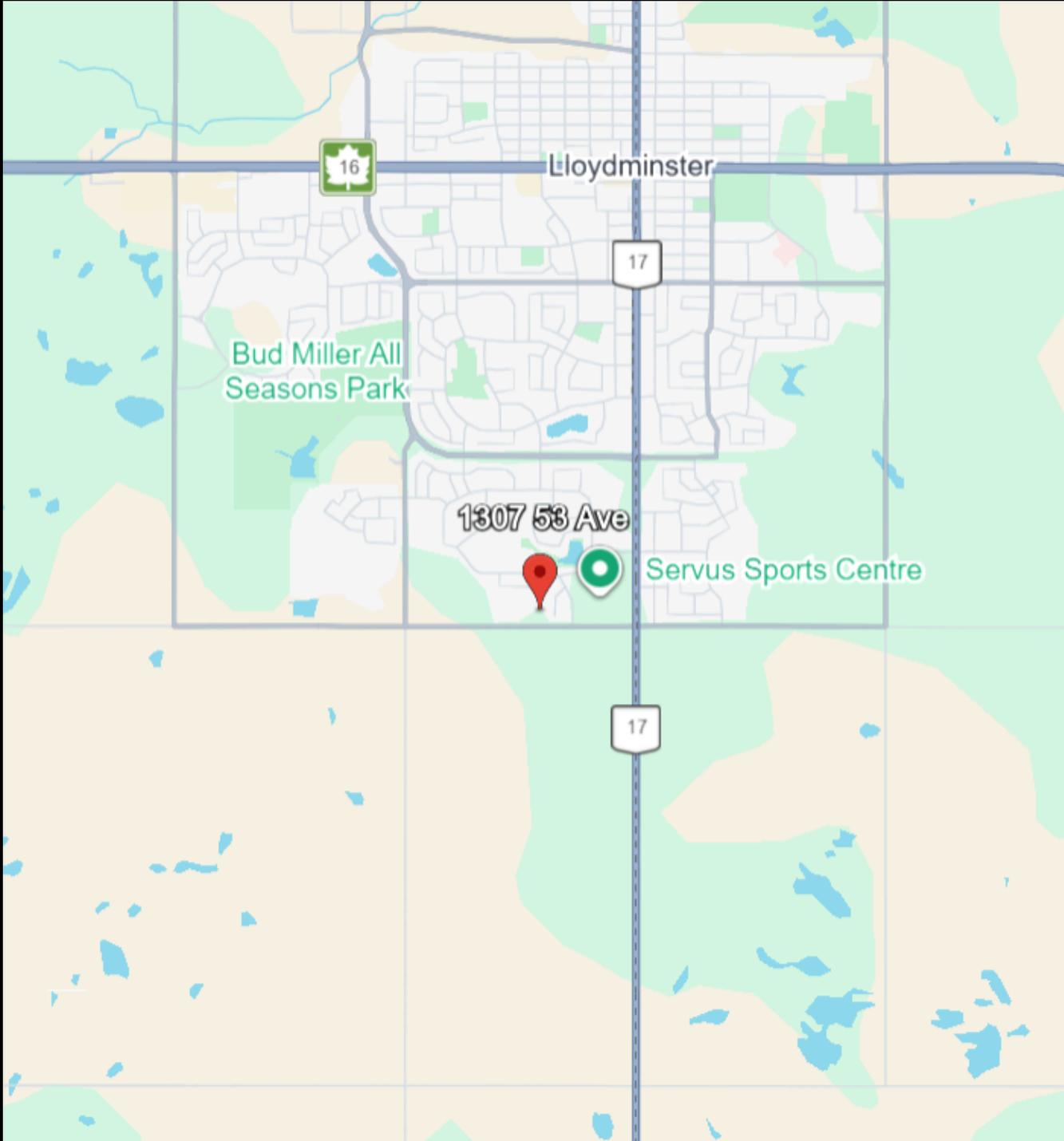
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



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