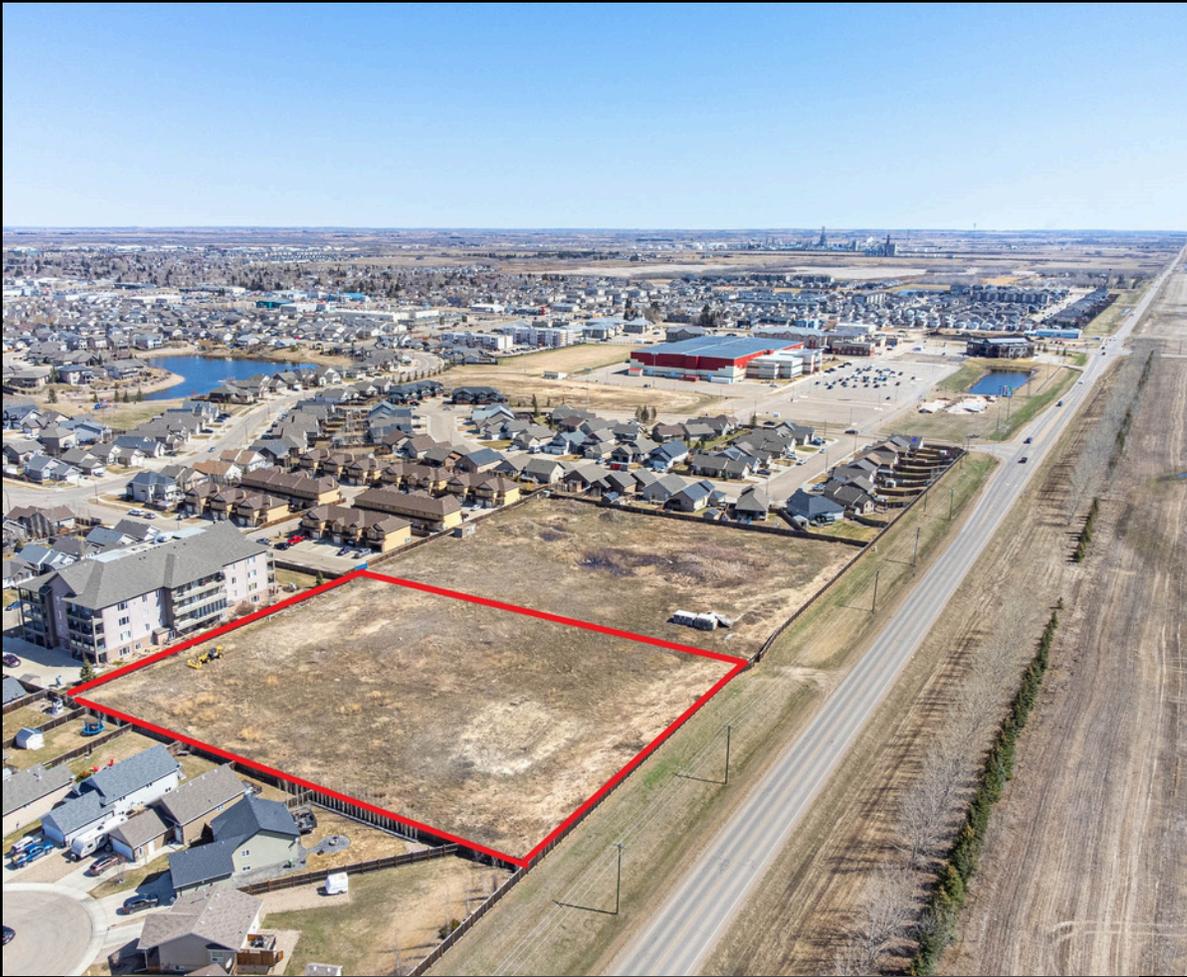


**2.65 ACRES LAND**



**1308 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

**FOR SALE**

# \$1,050,000.00

## Property Features

- Located within a 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 be developed with townhouse style units following municipal guidelines and regulations.
- This property is approximately 94 meters wide and 110 meters deep.
- There is great value realized in this parcel, with all the off site 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 neighborhood.
- 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

Acres: 2.65

Zoning: R4

Subdivision: College Park

Tax Year 2025: \$7,632.00

Possession: Immediate

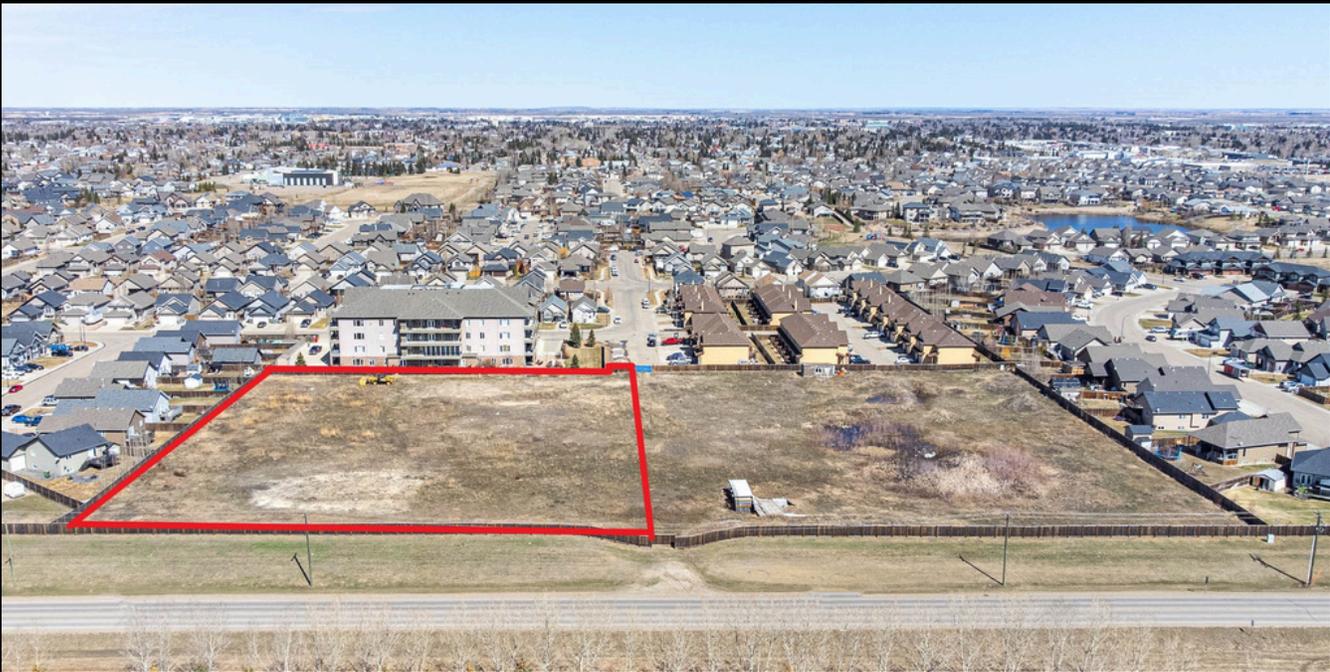
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PROPERTY OVERVIEW

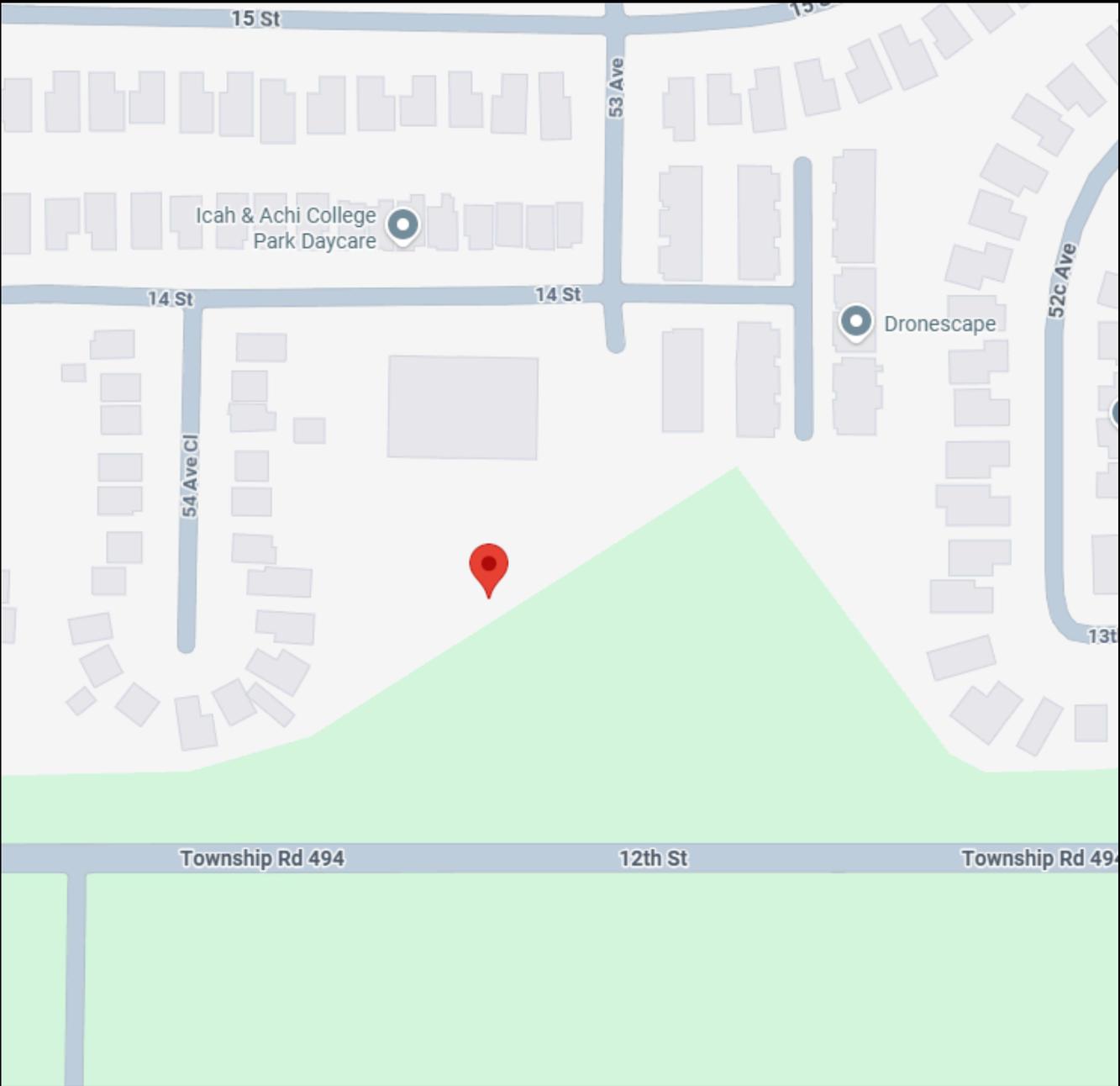
# PROPERTY PHOTOS



PROPERTY PHOTOS



# LOCATION MAP



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