

## 3.52 ACRES DEVELOPMENT LAND



## 3101 41 AVENUE 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

\$1,399,000.00

## Property Features

---

- Prime development opportunity in an exceptional location. close to the new Cenovas Hub arena complex, and future retail development site.
- Property is Zoned R5, High Density Residential District
- Has an area of 3.53 acres (153,471 sqft) .
- Easy access from the Aurora subdivision on the Saskatchewan side to Lloydminster to 40 Ave which takes you to Cenovus Hub location (north) and to the TransCanada highway.
- Perfect location to invest in apartment development or propose a development with commercial.
- This property is serviced to the property lines and off-site service fees are paid for this property.
- Great opportunity to own an apartment site is a busy and growing community.

PROPERTY OVERVIEW

## Property Overview

---

Legal Description: Lot 51, Block 2, Plan 102194276

Subdivision: Aurora

Acres: 3.52

Zoned: R5, Residential Land

Tax Year 2024: \$10,129.00

Fencing: Partial

Possession: Immediate

MLS #: A2269638

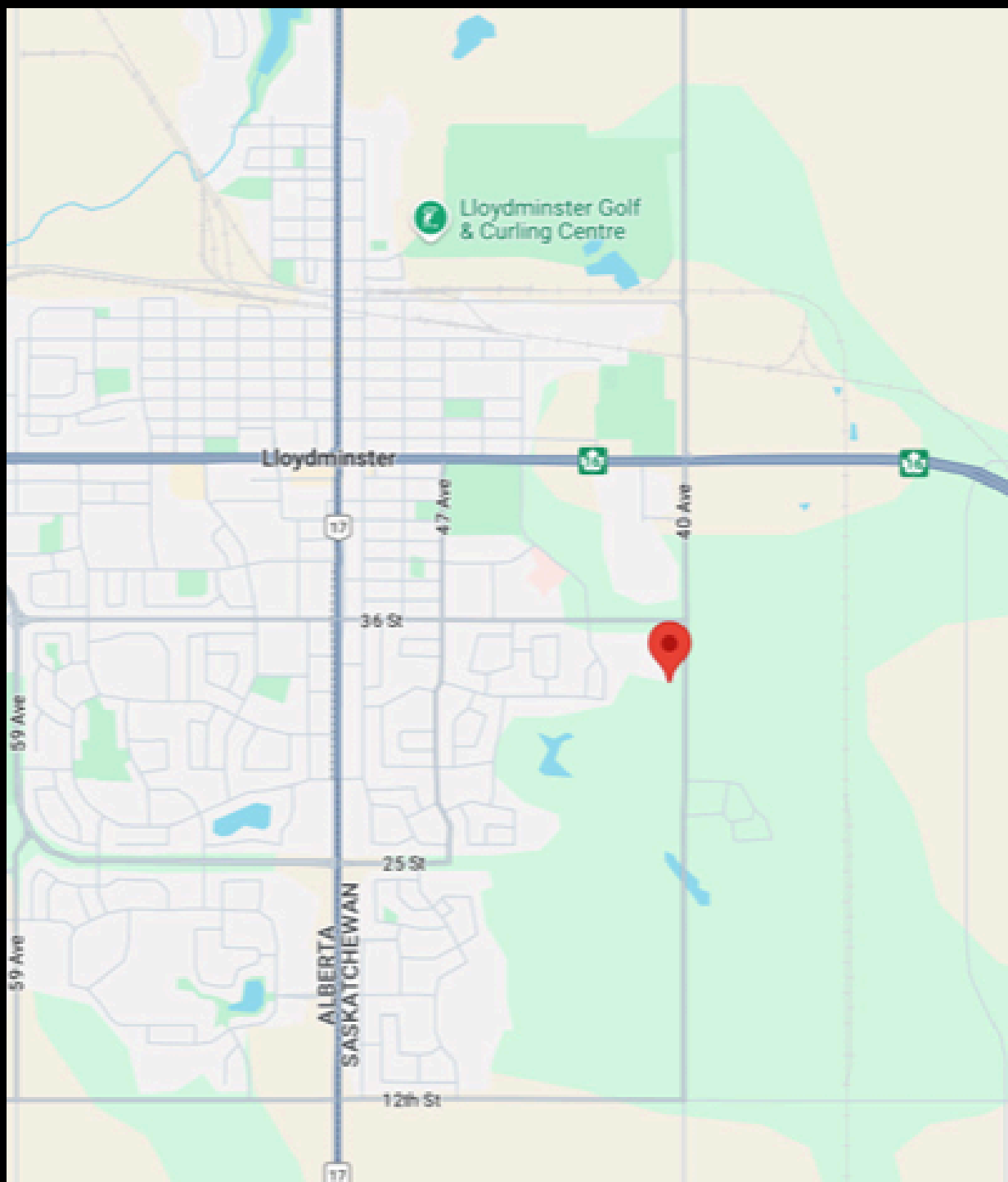


PROPERTY OVERVIEW

# PROPERTY PHOTOS



# LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemark Real Estate Services Inc. and Bridgemark Real Estate Services Manager Limited. All offices are independently owned and operated, except those marked as indicated at [rlp.ca/disclaimer](http://rlp.ca/disclaimer). Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemark Real Estate Services Manager Limited. All rights reserved.