FOR SALE

2.75 ACRES
Development Land

1307 53 AVENUE
Lloydminster, AB

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Royal LePage® Musgrave Agencies
1202 50th Avenue, Lloydminster, AB
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PROPERTY OVERVIEW

$1,100,000.00
Property Features

- Located within newer residential subdivision in the SW quadrant of the City of Lloydminster

- Prime development opportunity on the Alberta side

- 2.75 Acres zoned R4 Medium Density Residential with permitted uses including apartments with maximum lot coverage at 60% with maximum density at 150 dwelling per hectare

- Property could be developed with townhouse style units following municipal guidelines and regulations

- Property measures approximately 94 meters wide and 115 meters deep

- Great value realized in this parcel with all the off-site service fees paid and the property service to the property line

- 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 110 meters deep.
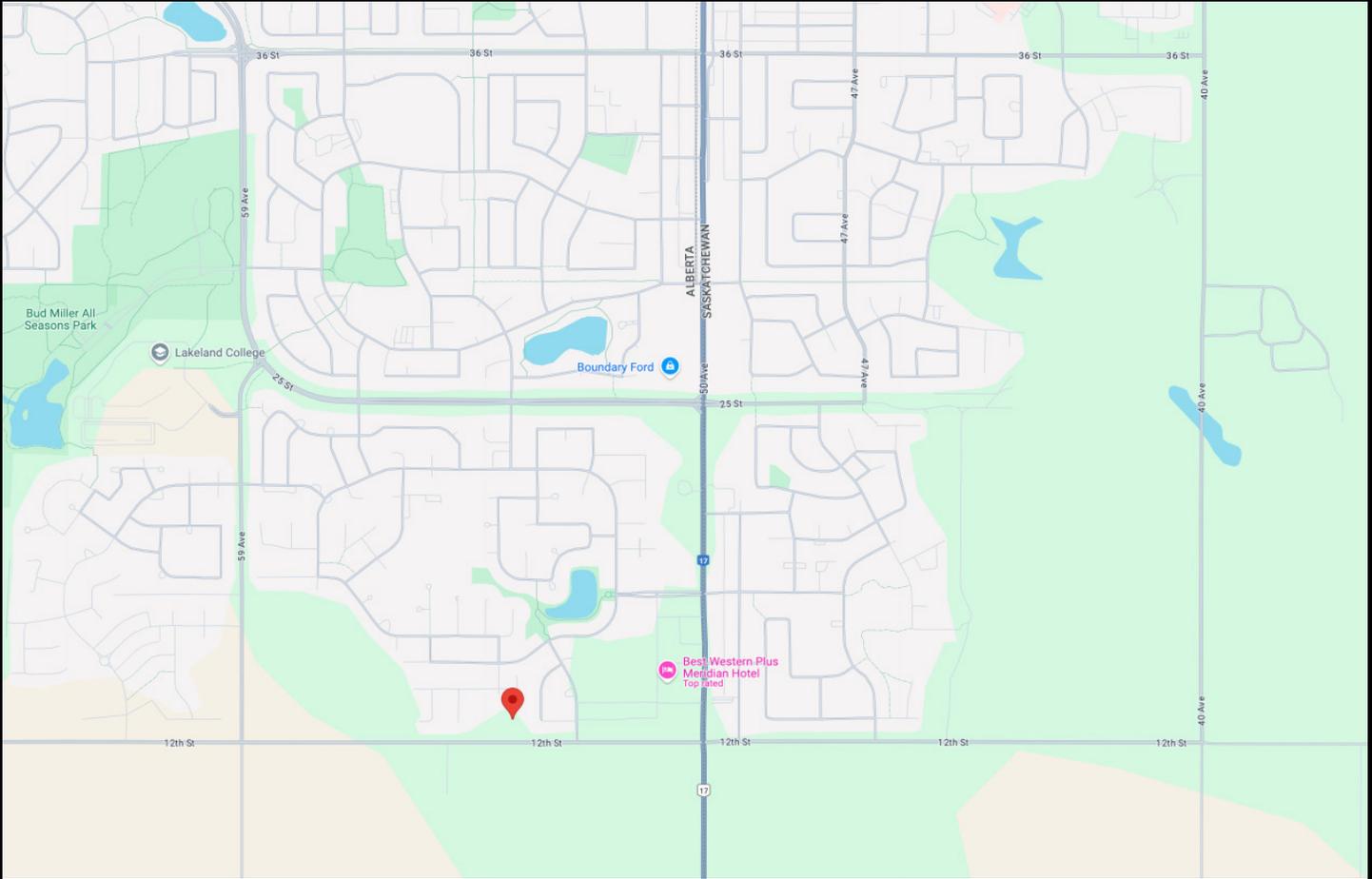
Property Overview

- Legal Description: Lot 19, Block 57, Plan 0820793

- Zoning: R4, Medium Density Residential

- Lot Size: 2.75 Acres

- Property Taxes 2024: $7,518

- MLS #: A2190371

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PROPERTY PHOTOS

LOCATION MAP

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