

**1308 53 Avenue
Lloydminster, Alberta****MLS # A2190486****\$1,050,000****Division:** College Park**Lot Size:** 2.65 Acres**Lot Feat:** Rectangular Lot**By Town:** -**LLD:** -**Zoning:** R4**Water:** -**Sewer:** -**Utilities:** See Remarks

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. This 2.65 acre parcel is zoned R4 medium density Residential with permitted uses including apartment with maximum lot coverage at 60% with maximum density at 150 dwellings per hectare. This property could also 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.