

**70, 2715 73 Avenue
Lloydminster, Alberta****MLS # A2207370****\$112,000****Division:** Parkview Estates**Lot Size:** 0.13 Acre**Lot Feat:** Cul-De-Sac**By Town:** -**LLD:** -**Zoning:** DC1**Water:** -**Sewer:** Public Sewer**Utilities:** -

Location is everything when you build a new home ... consider a place where after a certain time a security gate facilitates who enters and leaves the development. This is Lakeshore Estates, a subdivision where entry after hours is restricted to owners and/or invited guests. There are no bad locations within this development, as these are non-busy streets that don't offer a shortcut to get anywhere. This bare land residential development is prime for you to build your dream home ... this community of homes offers a private walking path, private playground and many other amenities you will find in similar residential developments. Lot 70 is rectangular with the backyard facing West. This lot is super affordable-probably the most affordable lot of its size available in the City of Lloyd minster This lot is 6097 square feet and will accommodate a large size family home and attached garage.