

# \$1,050,000 - 1308 53 Avenue, Lloydminster

MLS® #A2190486

**\$1,050,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.65 Acres

College Park, Lloydminster, Alberta

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.

## Essential Information

MLS® #	A2190486
Price	\$1,050,000
Bathrooms	0.00
Acres	2.65
Type	Land
Sub-Type	Residential Land
Status	Active



## Community Information

Address	1308 53 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2K8

## Amenities

Utilities	See Remarks
-----------	-------------

## Exterior

Lot Description	Rectangular Lot
-----------------	-----------------

## Additional Information

Date Listed	January 30th, 2025
Days on Market	188
Zoning	R4

## Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.