



GRASSROOTS
REALTY GROUP

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5212 50 Street
Lloydminster, Alberta

MLS # A2306740



\$124,900

Division: West Lloydminster

Lot Size: 0.19 Acre

Lot Feat: City Lot, Rectangular Lot

By Town: -

LLD: -

Zoning: MDR

Water: -

Sewer: -

Utilities: -

This +/- 8,300 square foot lot is cleared and ready for development, offering a fantastic opportunity for builders and investors alike. Zoned MDR (medium density residential), the permitted uses allow for a 6-unit apartment, dwelling with secondary suite, as well as several other development options—providing flexibility to suit a variety of projects. Alley access along the north property line allows for convenient off-street access, making site planning and parking efficient and practical. New 2” water line, new 6” sanitary, gas, and electrical services are to the property line, helping to streamline the development process. With versatile zoning and strong potential, this property is ready for your next project.