



**GRASSROOTS**  
REALTY GROUP

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**7119 36 Street**  
**Lloydminster, Alberta**

**MLS # A2244138**



**\$105,000**

**Division:** Parkview Estates

**Lot Size:** 0.16 Acre

**Lot Feat:** Backs on to Park/Green Space, Corner Lot

**By Town:** -

**LLD:** -

**Zoning:** R1

**Water:** -

**Sewer:** -

**Utilities:** -

The perfect location to build your new home! This south facing backyard lot ensures maximum privacy in your backyard as the lot backs up against a large green space - you will have no rear yard neighbors backing directly on to your new home. This large irregular shaped corner lot features 6855 square feet of space and is irregular in shape. Lots of different options for you to build your new home. Create RV parking in the backyard with access off 72 Ave... One neighbor instead of two is a bonus. Add to this the fact you back out of your driveway into the crescent mean you will hardly ever need to wait for traffic. Exceptionally priced and ready to build on.