



GRASSROOTS
REALTY GROUP

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SW 01-50-27 W3
Rural, Saskatchewan

MLS # A2246247



\$164,900

Division: NONE

Lot Size: 5.00 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: ACR

Water: -

Sewer: -

Utilities: -

This beautifully prepared 5-acre parcel is ready for your dream acreage build. Located just minutes east of Lloydminster, with paved access right to the driveway, the land is fully fenced with 4-wire fencing and already graded for a yard, driveway, and home site. A brand new water well has been drilled, offering excellent water quality and supply. Located within the RM of Britannia, the property provides flexible options for residential or commercial development, including potential for a shop. A small water feature on the land helps manage runoff and enhances the overall aesthetic. Much of the costly groundwork is already complete—just bring your plans and start building. Don't miss the opportunity to view this exceptional property today!