



**GRASSROOTS**  
REALTY GROUP

**1-833-477-6687**  
[aloha@grassrootsrealty.ca](mailto:aloha@grassrootsrealty.ca)

**NE 23-49-28 W3 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2264418**



**\$2,995,000**

**Division:** The Willows

**Lot Size:** 158.88 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 23-4-28-W3

**Zoning:** UT

**Water:** -

**Sewer:** -

**Utilities:** -

Land Development Opportunity Available. The entire parcel is 158.88 acres of land within the City of Lloydminster's future Municipal Development Plan. This land will be part of a land development plan which will provide a full community of residential, multi-family and mixed-use commercial opportunities. All of which will be integrated with parks, greenspace and ponds. Please inquire for more information on the proposed development plans.