



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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**#1, 2715 73 Avenue  
Lloydminster, Alberta**

**MLS # A2279407**



**\$99,000**

**Division:** West Lloydminster

**Lot Size:** 0.18 Acre

**Lot Feat:** Rectangular Lot

**By Town:** -

**LLD:** -

**Zoning:** .

**Water:** -

**Sewer:** -

**Utilities:** -

**\*Serene Oasis Awaits!\* Build your dream home in the exclusive gated community of Lloydminster's most coveted neighborhood! \*Vacant Lot for Sale\* - 0.176 acres of prime land lot is located on the left when you enter the gates. - Gated community for added security and peace of mind - Scenic views of the surrounding countryside - Underground utilities and services already in place - Paved roads and sidewalks for easy access - Close proximity to schools, shopping, and amenities \*Bring Your Vision to Life!\* This vacant lot offers endless possibilities for your custom home. Enjoy the serenity of the gated community, perfect for families, retirees, or anyone seeking a tranquil retreat. \*Additional Features:\* - Private entrance and gated access - Plenty of room for a backyard oasis or garden - Convenient access to major highways and transportation routes Seize this rare opportunity to build your dream home in a premier gated community. Contact us today to schedule a viewing and make this vacant lot yours!**