



**5514 50 Avenue
Lloydminster, Alberta**

MLS # A2287659



\$64,900

Division:	North Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	861 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Wood, Wood Stove	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Opportunity awaits with this lot-value property located on Highway 17 North in Lloydminster, AB. This property is being sold for land value only, with the existing structure sold AS IS, WHERE IS and no representations or warranties. Zoned Low Density Residential, this lot offers excellent potential for redevelopment, including the possibility to build a duplex (subject to municipal approval). Ideal for builders, developers, or investors looking for a project in a high-visibility location with convenient access to amenities and major routes. Buyer to conduct their own due diligence regarding zoning, permitted uses, and development potential.