



**GRASSROOTS**  
REALTY GROUP

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**16, 2715 73 Avenue  
Lloydminster, Alberta**

**MLS # A2207369**



**\$145,000**

**Division:** Parkview Estates

**Lot Size:** 0.15 Acre

**Lot Feat:** Irregular Lot, Waterfront

**By Town:** -

**LLD:** -

**Zoning:** DC1

**Water:** -

**Sewer:** -

**Utilities:** -

Location is everything when you build a new home... consider a place where after a certain time a security gate facilitates who enters and leaves the development. This is Lakeshore Estates, a subdivision where entry after hours is restricted to owners and/or invited guests. There are no bad locations within this development, as these are non-busy streets that don't offer a shortcut to get anywhere. This bare land residential development is prime for you to build your dream home... this community of homes offers a private walking path, private playground and many other amenities you will find in similar residential developments. Lot 16 is in the second cul de sac within the development with the backyard facing north. There is common area greenspace/walking path separating the backyard of this lot and the lot to the north giving extra distance and separation between yard. This lot is 6930 square feet and will accommodate a large size family home and attached garage.