



**GRASSROOTS**  
REALTY GROUP

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**70, 2715 73 Avenue  
Lloydminster, Alberta**

**MLS # A2207370**



**\$112,000**

**Division:** Parkview Estates

**Lot Size:** 0.13 Acre

**Lot Feat:** Cul-De-Sac

**By Town:** -

**LLD:** -

**Zoning:** DC1

**Water:** -

**Sewer:** Public 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 70 is rectangular with the backyard facing West. This lot is super affordable-probably the most affordable lot of its size available in the City of Lloyd minster This lot is 6097 square feet and will accommodate a large size family home and attached garage.