



**GRASSROOTS**  
REALTY GROUP

**1-833-477-6687**  
aloha@grassrootsrealty.ca

**3701 41A Avenue  
Lloydminster, Saskatchewan**

**MLS # A2211110**



**\$94,900**

**Division:** Larsen Grove

**Lot Size:** 0.10 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R2

**Water:** -

**Sewer:** -

**Utilities:** -

Attention Investors!! Located on the corner lot in Iron Wells this R2 zoned is a rare find. Plans for a legal duplex are available. Don't miss the opportunity!