

5514 50 Avenue  
Lloydminster, Alberta

MLS # A2287659



## \$64,900

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

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