

# \$89,900 - 5309 49 Avenue, Lloydminster

MLS® #A2179539

**\$89,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.18 Acres

North Lloydminster, Lloydminster,  
Saskatchewan

The opportunity to build awaits! Nestled on the Saskatchewan side of Lloydminster, this double lot spans an impressive 66' x 122', offering a canvas for your architectural dreams. Just steps away from the Lloydminster's downtown core, this location boasts a cleared space adorned with a majestic spruce tree and a concrete driveway. Zoned R3 Low Density Residential, the potential here is boundless - from crafting single detached dwellings to visionary multiple unit buildings. Embrace the freedom to shape your vision into reality; seize the moment and commence building today on this promising parcel of land.

## Essential Information

MLS® #	A2179539
Price	\$89,900
Bathrooms	0.00
Acres	0.18
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	5309 49 Avenue
Subdivision	North Lloydminster
City	Lloydminster



County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0R4

### **Additional Information**

Date Listed	November 15th, 2024
Days on Market	170
Zoning	R3

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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