

# \$75,000 - 4723 45 Street, Lloydminster

MLS® #A2213958

**\$75,000**

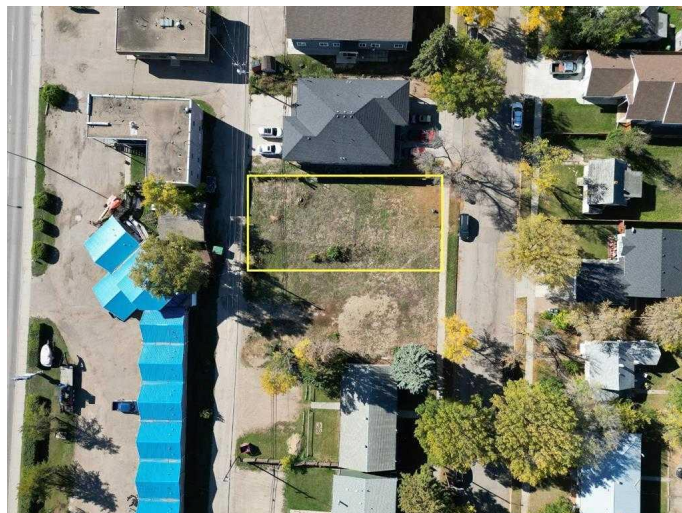
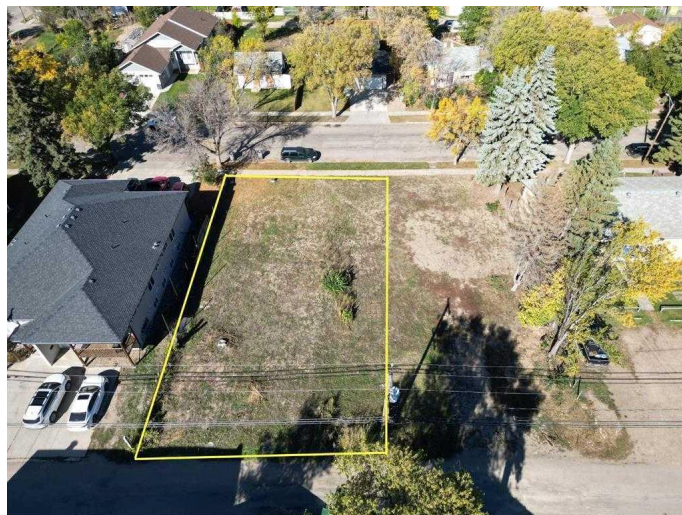
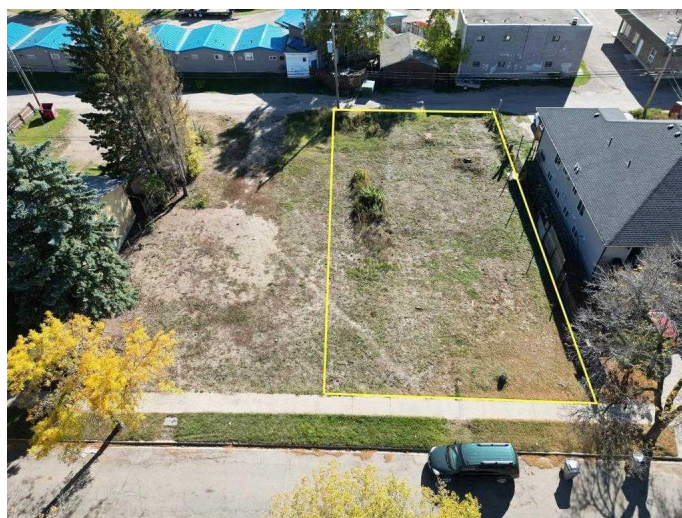
0 Bedroom, 0.00 Bathroom,  
Land on 0.14 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Prime Development Opportunity in Lloydminster! Attention developers and investors! This lot and a half, ideally situated in the heart of Lloydminster, Saskatchewan, presents a rare opportunity to bring your vision to life. Cleared and ready for action, this infill lot is zoned R4, providing endless potential for multifamily development in a vibrant and growing community. Whether you're planning an upscale apartment complex or a modern townhouse project, this versatile space offers the perfect canvas. Surrounded by established neighborhoods, and amenities, this prime location guarantees the convenience and lifestyle today's buyers and renters seek. With demand for quality housing on the rise, now is the perfect time to capitalize on this incredible investment. Don't miss out on this rare chance to shape the future of Lloydminster—bring your plans, your ideas, and make this opportunity yours today!

## Essential Information

MLS® #	A2213958
Price	\$75,000
Bathrooms	0.00
Acres	0.14
Type	Land
Sub-Type	Residential Land



Status                      Active

**Community Information**

Address                      4723 45 Street  
Subdivision                East Lloydminster  
City                          Lloydminster  
County                      Lloydminster  
Province                    Saskatchewan  
Postal Code                S9V0H6

**Additional Information**

Date Listed                April 23rd, 2025  
Days on Market        81  
Zoning                      R4

**Listing Details**

Listing Office            LPT Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.