

# \$499,900 - 4060 41 Street, Lloydminster

MLS® #A2221677

**\$499,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1.09 Acres

Larsen Grove, Lloydminster, Alberta

1 acre of C2 land ready to build on. Off site levies are paid, engineered plans, available, all other utilities are to the property line. Originally designed for identical building as Co-op administration office but could be utilized for any purpose allowed in C2 zoning. Located in Iron Wells commercial development adjacent to the Gold Horse Casino, beside the Coop administration building. Iron Wells business development has seen great success and continued growth, a great place to locate your business.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2221677        |
| Price     | \$499,900       |
| Bathrooms | 0.00            |
| Acres     | 1.09            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 4060 41 Street |
| Subdivision | Larsen Grove   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | S9V2J1         |



**Amenities**

Utilities                      Electricity Available, Natural Gas Available, Phone Available

**Additional Information**

Date Listed                      May 12th, 2025  
Days on Market                102  
Zoning                              C2

**Listing Details**

Listing Office                      MUSGRAVE AGENCIES

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