



GRASSROOTS
REALTY GROUP

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**Lot 66, 752A 13415 Township
High Prairie, Alberta**

MLS # A2221131



\$160,000

Division: High Prairie

Lot Size: 0.29 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: Communal Recreation

Water: -

Sewer: -

Utilities: -

Enjoy the views of the lake while embracing the peaceful and relaxing lifestyle that awaits you! Whether you're looking for a personal recreational getaway in the summer or winter, this property is perfect for you. The lot is cleared, landscaped, and gravelled, with several trees thoughtfully planted. A 2200-gallon sewer tank has been installed, and natural gas is available at the property line. The site is serviced with 100-amp panel and includes 30-amp receptacles-ready for your development plans. Located in the gated community of Hilliard's Bay Estates, this lot offers year-round enjoyment. Fishing, swimming, boating, walking trails, and a boat launch all nearby. The lot is ideally situated next to the playground and a dry pond on the east side, providing convenience and beautiful natural surroundings. This is an exceptional community where you can enjoy the lakefront lifestyle and have lots of friends around you!