



**GRASSROOTS**  
REALTY GROUP

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**117 Willow Drive  
Grouard, Alberta**

**MLS # A2222764**



**\$119,900**

**Division:** Grouard

**Lot Size:** 0.29 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Communal Recreational

**Water:** -

**Sewer:** -

**Utilities:** -

Discover the perfect escape on the shores of Lesser Slave Lake with this meticulously prepared 0.29-acre lot in desirable Hilliard's Bay Estates. This isn't just a lot; it's a ready-to-enjoy oasis designed for comfort and convenience. The property boasts a solid gravel base, ensuring stability and easy maintenance, complemented by tasteful rock work and mature trees that provide natural beauty and shade. You'll love the included deck with a privacy fence, offering an ideal spot for relaxing evenings or entertaining friends. Plus, a 1500-gallon water tank is already on-site, providing a reliable water source for your needs. Enhance your lakeside living experience with the option to purchase a 2013 Jayco Eagle Premier 365BHS fifth wheel for an additional \$25,000. This spacious and well-appointed RV is perfect for immediate enjoyment of your new property. Don't miss this opportunity to own a piece of paradise in Hilliard's Bay Estates, where lakeside adventures and serene relaxation are just steps away.