



**Lot 151 Boreal Road
Grouard, Alberta**

MLS # A2224702



\$39,900

Division: NONE

Lot Size: 0.22 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: Communal Recreational

Water: -

Sewer: -

Utilities: -

0.22 Acre Lot situated on the north edge of Hilliards Bay Estates on Lesser Slave Lake. This affordable lot sits atop an incline overlooking the lake, just waiting for you to build your dream home or cabin. Lot 151 also comes with a 9-year building allowance. Hilliard's Bay Estates (HBE) features an architectural theme centered on premium cottages. The property offers stunning views of boreal wildlife and the soothing sounds of Monias Creek, where fiddlehead ferns thrive along winding trails. With nearly 1 km of lakefront access, all HBE lot owners enjoy exclusive beach and lake privileges. The old-growth forest on-site is teeming with wildlife and comes alive in spring with the return of songbirds. Adjacent to Hilliard's Bay Provincial Park, the estate borders the Trans-Canada Trail. If you are interested in touring the entirety of the estates, book a time today!