



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**Lot 100 Willow Drive  
Grouard, Alberta**

**MLS # A2225809**



**\$124,900**

**Division:** NONE

**Lot Size:** 0.35 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Communal Recreational

**Water:** -

**Sewer:** -

**Utilities:** -

This exceptional 0.35-acre lakefront lot on the North Shore of Lesser Slave Lake presents a rare opportunity to own a fully improved property in the desirable gated community of Hilliards Bay Estates. The irregularly shaped parcel has been thoughtfully cleared and upgraded with power and gravel, making it ready for immediate development. Nestled in a private cul-de-sac, the lot offers exceptional seclusion while backing onto the picturesque Monaris Creek, where year-round flowing waters wind through a lush landscape of ferns and mature boreal forest. As part of Hilliards Bay Estates, owners enjoy access to premium community amenities including a sports field, children's playground, and a meticulously maintained sandy beach complete with water toys and recreational equipment. The location provides endless seasonal activities - from summer boating, fishing and water sports to winter ice fishing and snowmobiling across the frozen lake. This turnkey property combines the peace and privacy of a wilderness retreat with the convenience of resort-style amenities, all within a secure gated community. The lot's unique combination of natural beauty, recreational potential, and development readiness makes it an outstanding choice for those seeking the ultimate lakeside lifestyle on Lesser Slave Lake's scenic north shore.