



GRASSROOTS
REALTY GROUP

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**Range Road 143 Township Road 563A
Rural Yellowhead County, Alberta**

MLS # A2229427



\$399,900

Division:	NONE
Lot Size:	39.60 Acres
Lot Feat:	Beach, Brush, Corners Marked, Lake, Many Trees, Native Plants, Private
By Town:	Whitecourt
LLD:	27-56-14-W5
Zoning:	Rural District
Water:	None
Sewer:	-
Utilities:	-

Spectacular 39.60-Acre Lakefront Property on Pristine Shining Bank Lake. Discover an extraordinary opportunity to own 39.60 acres of unspoiled natural beauty with an impressive 1,600 meters (1 mile) of lakefront on the sought-after shores of Shining Bank Lake. This rare offering is perfect for investors, developers, or nature lovers looking to create their dream retreat, recreational getaway, or legacy property. Tucked away in a quiet, private setting, this expansive parcel boasts a diverse mix of mature trees, a gently rolling terrain, all with breathtaking panoramic views of the lake. With the boat launch & swimming area only minutes away, and direct access to the water, you'll enjoy endless opportunities for boating, swimming, kayaking, and fishing right from your own shoreline. Shining Bank Lake is well-known for its excellent fishing, with abundant Northern Pike, Walleye, Lake Whitefish, and Yellow Perch, making it a year-round haven for anglers of all levels. Whether you're looking to build now or hold as an investment in one of Alberta's hidden gems, this is lakefront living at its finest. Located 35 minutes from Whitecourt and 40 minutes from Edson it is in an ideal location. Don't miss your chance to own one of the largest and most private lakefront parcels available in the area. This is a truly rare piece of Alberta wilderness with unmatched potential.