



**GRASSROOTS**  
REALTY GROUP

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**152 Boreal Road**  
**Rural Big Lakes County, Alberta**

**MLS # A2237049**



**\$179,000**

**Division:** Hilliard's Bay

**Lot Size:** 0.45 Acre

**Lot Feat:** -

**By Town:** High Prairie

**LLD:** 1-1-1-W5

**Zoning:** Residential

**Water:** None

**Sewer:** -

**Utilities:** -

Discover the perfect opportunity to build your dream lakeside retreat with Lot 152 in the exclusive, gated community of Hilliard's Bay Estates. This prime lot boasts scenic views, positioned directly across from Gate 2 and overlooking the estates and lake. With a generous 10-year build window (no penalty), you have ample time to plan and construct your ideal getaway. The property also includes a versatile shed with a garage door, perfect for storage or recreational equipment. As part of Hilliard's Bay Estates, you'll enjoy access to exceptional amenities, including a sandy beach and more—ideal for both relaxation and lakeside adventures. Don't miss this rare chance to secure a slice of paradise in one of the area's most coveted waterfront communities!