



**GRASSROOTS**  
REALTY GROUP

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aloha@grassrootsrealty.ca

**3604 39 Avenue**  
**Bonnyville, Alberta**

**MLS # A2255343**



**\$110,250**

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**Division:** Bonnyville

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**Lot Size:** 0.15 Acre

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**Lot Feat:** Back Lane, Level

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**By Town:** -

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**LLD:** -

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**Zoning:** R1

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**Water:** -

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**Sewer:** -

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**Utilities:** Cable, Electricity at Lot Line, Water At Lot Line, Fiber Optics at Lot Line,

Affordable, family-friendly living just one block from Jesse Lake. This fully serviced 56 ft frontage lot in Lakeview Estates offer easy access to lakeshore walking trails, parks, and panoramic views &mdash; without the premium price of waterfront. Build your dream home with space for a triple garage in a quiet, cul-de-sac community. Plus, take advantage of the \$25,000 Town of Bonnyville new build grant and up to 5 years of property tax relief for homes completed in 2025. Listing agent has an indirect interest in the property.