



GRASSROOTS
REALTY GROUP

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**3609 Lakeshore Drive
Bonnyville, Alberta**

MLS # A2255363



\$131,250

Division: Bonnyville

Lot Size: 0.17 Acre

Lot Feat: Lake, Level

By Town: -

LLD: -

Zoning: R1

Water: -

Sewer: -

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

Wake up to panoramic lake views in Lakeview Estates, a quiet nature-set community along Jesse Lake. This massive 61 ft wide, fully serviced lot is ready for your custom home, with room for a triple garage. Fall colors, migrating birds, and open skies create a magical setting for family living. Now is the time to build — with a \$25,000 new build incentive and up to 5 years property tax holiday from the Town of Bonnyville. Listing agent has an indirect interest in the property.