



GRASSROOTS
REALTY GROUP

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**3607 Lakeshore Drive
Bonnyville, Alberta**

MLS # A2255370



\$141,750

Division: Bonnyville

Lot Size: 0.15 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 large 55 ft wide, fully serviced lot is ready for your custom home, with room for an oversized 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.