



**GRASSROOTS**  
REALTY GROUP

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**Lot #98 Hilliards Bay Estates  
Rural Big Lakes County, Alberta**

**MLS # A2282916**



**\$159,000**

**Division:** Hilliard's Bay

**Lot Size:** 0.91 Acre

**Lot Feat:** -

**By Town:** Joussard

**LLD:** 20-75-13-W5

**Zoning:** BR

**Water:** Cistern

**Sewer:** Septic Tank

**Utilities:** Electricity

Experience the perfect blend of natural beauty and refined lakeside living in the exclusive, gated community of Hilliard's Bay Estates. This spectacular property boasts panoramic million-dollar views and access to a lifestyle truly second to none. Residents enjoy an exceptional array of premium amenities, including private beaches, a boat launch and docks, tennis courts, playgrounds, and a full calendar of vibrant annual community events. With nearly 1 km of pristine lakefront, this community is a paradise for nature lovers and outdoor enthusiasts alike. Surrounded by breathtaking boreal forest and abundant wildlife, it offers a rare escape where tranquillity and adventure coexist effortlessly. The fully landscaped lot is thoughtfully designed for both convenience and relaxation, featuring power, a fully gravelled lot, a 1200-gallon in-ground septic tank with three hookups, and a 1200-gallon above-ground poly cistern. Annual condo fees of just \$900 cover the meticulous maintenance of roads, parks, and shared spaces. Ensuring a worry-free ownership experience. Ownership guarantees exclusive access to the beach and lake, making this property a truly rare gem for those seeking a serene yet vibrant lakeside retreat. Don't miss your chance to turn this dream into reality! Schedule your showing today!