



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**Lot 106 (39), 13417 Township Road 752A
Grouard, Alberta**

MLS # A2292377



\$124,900

Division: NONE

Lot Size: 0.27 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: Communal Recreational

Water: -

Sewer: -

Utilities: -

Presenting Lot 106 in the desirable, gated lakefront community of Hilliards Bay Estates, a "high-end family playground" offering the perfect blend of natural beauty and refined living. This recreational property is equipped with a sewer tank already in the ground, complete with two sewer dumps, and a water tank. With a pump on site ready to be connected. Please note that there are 5.5 years remaining on the build commitment by law (as of March 2026). Enhancing the property's immediate appeal, a shed, deck, and gazebo are all included in the sale. Additionally, an RV is available for separate purchase. As a resident of this exclusive bareland condominium, you'll enjoy a wealth of amenities, including a private sandy beach, sports courts, playgrounds, and access to boat slips and docks. With nearly one kilometer of pristine lakefront on Lesser Slave Lake, you'll have direct access to the Trans Canada Trail and Hilliards Bay Provincial Park for year-round recreation. The community is maintained by a proactive condo association with annual fees of approximately \$900 annually, ensuring well-kept roads, parks, and shared spaces for a worry-free lifestyle