



GRASSROOTS
REALTY GROUP

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

**Lot #99 Hilliards Bay Estates
Rural Big Lakes County, Alberta**

MLS # A2296746



\$135,000

Division: Hilliard's Bay

Lot Size: 0.12 Acre

Lot Feat: -

By Town: Jossard

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 tranquility 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!