



GRASSROOTS
REALTY GROUP

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**Lot 8A Bartlett Way
Widewater, Alberta**

MLS # A2298533



\$199,900

Division: NONE

Lot Size: 1.41 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: HR

Water: -

Sewer: -

Utilities: Electricity, Water At Lot Line, Natural Gas at Lot Line

Discover an exceptional lakefront opportunity on the shores of Lesser Slave Lake. This 1.41 Acre parcel offers a rare combination of frontage, privacy, and long-term potential—ideal for anyone seeking a premium recreational or residential build site. The 1.41 Acre lot features lakefront access and views, services at the north corner and the quiet of a no-through access, making it a standout option for buyers seeking usable land, strong frontage, and flexibility in design. Whether you’re planning a year-round home or a private getaway, this parcel delivers the space and setting to bring your vision to life. Buyers also have the option to expand their footprint. The neighbouring 1.25-acre + this 1.41 acre parcel can be purchased together as a 2.66-acre lakefront package, offered at a reduced bundle price. Plus, two additional accessory lots (unlisted 0.61 acres and 0.22 acres) are also available for an even more discounted price to enhance storage, privacy, or future development potential! Available Options - 1.41 Acres ~ \$199,900 Wide frontage, multiple building envelopes, services at the north corner. 1.25 Acres ~ \$149,900 Long, private layout ideal for a tucked-away cabin or home. Bundle: 1.41 + 1.25 Acres ~ \$329,900 A combined 2.66 acres of lakefront with excellent frontage and flexibility. All Four Parcels (Including Accessory Lots) ~ \$349,900 Maximize frontage, privacy, storage, for a combined 3.48 Acres and long-term value. This is a rare chance to secure lakefront land with options to grow your footprint over time. Parcels of this size and flexibility are limited—especially with the ability to bundle adjoining lots at a compelling price. Aerial maps, frontage diagrams, and full package details available upon request.