



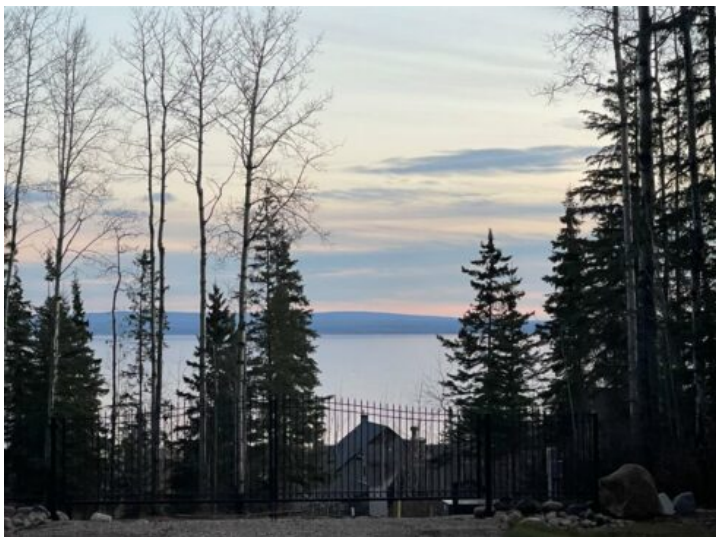
GRASSROOTS
REALTY GROUP

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**`, Lot 157 Hilliards Bay Estates
Grouard, Alberta**

MLS # A2088073



\$264,900

Division: NONE

Lot Size: 3.43 Acres

Lot Feat: Backs on to Park/Green Space

By Town: -

LLD: -

Zoning: Residential

Water: -

Sewer: -

Utilities: -

Two separate acreages available in the Gated Lakefront Community of Hilliards Bay Estates. The lots are the last remaining developed acreage sized lots. Each unique in desirability. Lot 157 (\$264,900) sits high above the community with stunning lake views. One parcel separated with a bluff of tree's into two distinct sections. A grassy bluff overlooking the lake with a separate access to the area in the back for your RV company or a generous sized shop and storage area. Hydro installed in both areas. A sewer cistern dug into the upper area. The most private of the three lots with immediate access to the Hilliards Bay Provincial Park walking trails and a trail straight across that leads you to the Lakefront. Lot 150 at 3.75 acres (\$224,900) is Creekside with spectacular fern gardens and views of the Boreal Forest, with power at your fingertips. Both lots have been gravelled and packed. They are private with direct access to the Estates and all of the amenities the Estates has to offer. The hard work has been done with development of the sites. Your hardest decision will be to choose a floor plan. Call, email or text today to book your viewing of these stunning lots that provide the privacy of an acreage while providing the luxuries of living in a Lakefront Community. (Lots are G.S.T applicable)