



**GRASSROOTS**  
REALTY GROUP

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**86, 13415 Township Road 752A  
Grouard, Alberta**

**MLS # A2180067**



**\$164,900**

**Division:** NONE

**Lot Size:** 0.32 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Residential

**Water:** -

**Sewer:** -

**Utilities:** -

Hilliards Bay Estates is the ideal 4 season family get away. Lot 86 is already landscaped with an RV pad and a gazebo. While you are building: pull your RV on site to have all the comforts of home. Connect immediately to the power, water and sewer. (Tanks already installed). Hilliards Bay Estates offer numerous actives and opportunities to enjoy the outdoors. Recreation courts, sandy - pristine beaches - private docks & boat launch, hiking trails, sledding & fishing, summer water toys and more. The backdrop of the boreal forest, creeks and fern gardens is unique to the area and a privileged experience. Enjoy the comfort and safety of the gated lakefront community. Call, text or email to book your private tour of Hilliards Bay Estates.