



**GRASSROOTS**  
REALTY GROUP

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**Lot #105 Hilliard's Bay**  
**Rural Big Lakes County, Alberta**

**MLS # A2182426**



**\$125,000**

**Division:** Hilliard's Bay

**Lot Size:** 0.27 Acre

**Lot Feat:** -

**By Town:** High Prairie

**LLD:** 20-75-13-W5

**Zoning:** Bareland Recreation

**Water:** -

**Sewer:** -

**Utilities:** -

Experience the perfect combination of natural beauty and refined living in the exclusive, gated community of Hilliard's Bay Estates. This spectacular property offers panoramic million-dollar views and access to a lifestyle that's second to none. Enjoy a range of premium amenities, including private beaches, a boat launch, docks, tennis courts, playgrounds, and a vibrant lineup of annual activities. With nearly 1 km of pristine lakefront, this property is a haven for nature lovers and outdoor enthusiasts. Surrounded by breathtaking boreal forest and abundant wildlife, it's the perfect escape to tranquility and adventure. The fully landscaped lot is designed for convenience and relaxation, featuring power, a gravel driveway, a storage shed, a covered deck, and an underground septic tank. Annual condo fees of just \$900 ensure impeccably maintained roads, parks, and shared spaces for a worry-free experience. Ownership here guarantees exclusive access to the beach and lake, making this property a rare gem for those seeking a serene yet vibrant lakeside retreat. Don't miss the opportunity to make your dream a reality—schedule your showing today!