

**117 Willow Drive
Grouard, Alberta****MLS # A2222764****\$124,900****Division:** Grouard**Lot Size:** 0.29 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** Communal Recreational**Water:** -**Sewer:** -**Utilities:** -

Discover the perfect escape on the shores of Lesser Slave Lake with this meticulously prepared 0.29-acre lot in desirable Hilliard's Bay Estates. This isn't just a lot; it's a ready-to-enjoy oasis designed for comfort and convenience. The property boasts a solid gravel base, ensuring stability and easy maintenance, complemented by tasteful rock work and mature trees that provide natural beauty and shade. You'll love the included deck with a privacy fence, offering an ideal spot for relaxing evenings or entertaining friends. Plus, a 1500-gallon water tank is already on-site, providing a reliable water source for your needs. Enhance your lakeside living experience with the option to purchase a 2013 Jayco Eagle Premier 365BHS fifth wheel for an additional \$25,000. This spacious and well-appointed RV is perfect for immediate enjoyment of your new property. Don't miss this opportunity to own a piece of paradise in Hilliard's Bay Estates, where lakeside adventures and serene relaxation are just steps away.