

**3606 39 Avenue
Bonnyville, Alberta****MLS # A2252860****\$110,250****Division:** Bonnyville**Lot Size:** 0.15 Acre**Lot Feat:** Back Lane, Level**By Town:** -**LLD:** -**Zoning:** R1**Water:** -**Sewer:** -**Utilities:** Cable, Electricity at Lot Line, Water At Lot Line, Fiber Optics at Lot Line,

Affordable, family-friendly living just one block from Jesse Lake. This fully serviced 56 ft frontage lot in Lakeview Estates offer easy access to lakeshore walking trails, parks, and panoramic views — without the premium price of waterfront. Build your dream home with space for a triple garage in a quiet, cul-de-sac community. Plus, take advantage of the \$25,000 Town of Bonnyville new build grant and up to 5 years of property tax relief for homes completed in 2025. Listing agent has an indirect interest in the property.