

3604 39 Avenue  
Bonnyville, Alberta

MLS # A2255343



**\$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 &mdash; 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.