

**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 — 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.