

**3611 Lakeshore Drive  
Bonnyville, Alberta**

**MLS # A2255358**



**\$131,250**

**Division:** Bonnyville

**Lot Size:** 0.17 Acre

**Lot Feat:** Lake, Level

**By Town:** -

**LLD:** -

**Zoning:** R1

**Water:** -

**Sewer:** -

**Utilities:** Cable, Electricity at Lot Line, Water At Lot Line, Fiber Optics at Lot Line

Wake up to panoramic lake views in Lakeview Estates, a quiet nature-set community along Jesse Lake. This massive 64 ft wide, fully serviced lot is ready for your custom home, with room for a triple garage. Fall colors, migrating birds, and open skies create a magical setting for family living. Now is the time to build — with a \$25,000 new build incentive and up to 5 years property tax holiday from the Town of Bonnyville. Listing agent has an indirect interest in the property.