

**3612 Lakeshore Drive
Bonnyville, Alberta**

MLS # A2258641



\$178,500

Division: Bonnyville

Lot Size: 0.17 Acre

Lot Feat: Environmental Reserve, Lake, Level

By Town: -

LLD: -

Zoning: R1

Water: -

Sewer: -

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

Build your dream home on the shores of Jesse Lake in Lakeview Estates, Bonnyville's premier subdivision. This fully serviced 55 ft frontage lot offers stunning lake views, and a backyard that extends into a landscaped community park. Enjoy ample space, quiet streets, natural beauty, and a family-friendly community plus all the conveniences of urban living - no water wells, no septic, no commuting. Act now to take advantage of the Town of Bonnyville's \$25,000 cash incentive and up to 5 years of property tax relief for homes built in 2025. Don't miss this chance to secure a rare lakeshore property. Listing agent has an indirect interest in the property.