

# \$59,900 - Lot 151 Boreal Road, Grouard

MLS® #A2224702

**\$59,900**

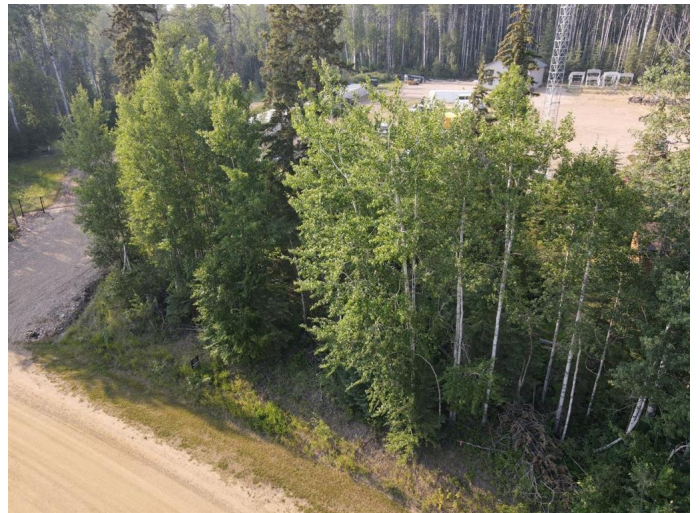
0 Bedroom, 0.00 Bathroom,  
Land on 0.22 Acres

NONE, Grouard, Alberta

0.22 Acre Lot situated on the north edge of Hilliards Bay Estates on Lesser Slave Lake. This affordable lot sits atop an incline overlooking the lake, just waiting for you to build your dream home or cabin. Lot 151 also comes with a 9-year building allowance. Hilliard's Bay Estates (HBE) features an architectural theme centered on premium cottages. The property offers stunning views of boreal wildlife and the soothing sounds of Monias Creek, where fiddlehead ferns thrive along winding trails. With nearly 1 km of lakefront access, all HBE lot owners enjoy exclusive beach and lake privileges. The old-growth forest on-site is teeming with wildlife and comes alive in spring with the return of songbirds. Adjacent to Hilliard's Bay Provincial Park, the estate borders the Trans-Canada Trail. If you are interested in touring the entirety of the estates, book a time today!

## Essential Information

MLS® #	A2224702
Price	\$59,900
Bathrooms	0.00
Acres	0.22
Type	Land
Sub-Type	Residential Land
Status	Active



## Community Information

Address	Lot 151 Boreal Road
Subdivision	NONE
City	Grouard
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1C0

## Amenities

Amenities	Park, Recreation Facilities, Beach Access, Boating
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## Additional Information

Date Listed	May 26th, 2025
Days on Market	93
Zoning	Communal Recreational

## Listing Details

Listing Office	Grassroots Realty Group - High Prairie
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