

# \$131,250 - 3609 Lakeshore Drive, Bonnyville

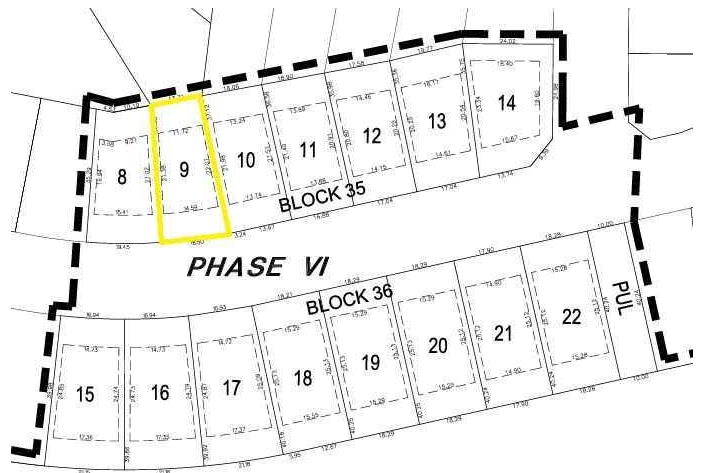
MLS® #A2255363

**\$131,250**

0 Bedroom, 0.00 Bathroom,  
Land on 0.17 Acres

Bonnyville, Bonnyville, Alberta

Wake up to panoramic lake views in Lakeview Estates, a quiet nature-set community along Jesse Lake. This massive 61 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.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2255363         |
| Price     | \$131,250        |
| Bathrooms | 0.00             |
| Acres     | 0.17             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3609 Lakeshore Drive       |
| Subdivision | Bonnyville                 |
| City        | Bonnyville                 |
| County      | Bonnyville No. 87, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9N 0E8                    |

## Amenities

|           |                                                                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Cable Available, Electricity at Lot Line, Water At Lot Line, Fiber Optics at Lot Line, High Speed Internet Available, Natural Gas at Lot Line, Phone At Lot Line, Underground Utilities |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Exterior

|                 |             |
|-----------------|-------------|
| Lot Description | Lake, Level |
|-----------------|-------------|

## School Information

|          |                                        |
|----------|----------------------------------------|
| District | Northern Lights School Division No. 69 |
|----------|----------------------------------------|

## Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 8th, 2025 |
|-------------|---------------------|

|                |    |
|----------------|----|
| Days on Market | 74 |
|----------------|----|

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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