

# \$141,750 - 3607 Lakeshore Drive, Bonnyville

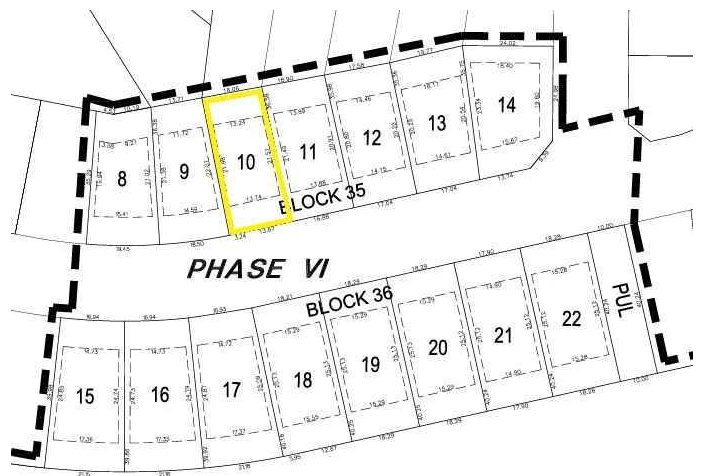
MLS® #A2255370

**\$141,750**

0 Bedroom, 0.00 Bathroom,  
Land on 0.15 Acres

Bonnyville, Bonnyville, Alberta

Wake up to panoramic lake views in Lakeview Estates, a quiet nature-set community along Jesse Lake. This large 55 ft wide, fully serviced lot is ready for your custom home, with room for an oversized 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® #    | A2255370         |
| Price     | \$141,750        |
| Bathrooms | 0.00             |
| Acres     | 0.15             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3607 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 | 56 |
|----------------|----|

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

## Listing Details

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

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