

\$124,900 - 117 Willow Drive, Grouard

MLS® #A2222764

\$124,900

0 Bedroom, 0.00 Bathroom,
Land on 0.29 Acres

N/A, Grouard, Alberta

Discover the perfect escape on the shores of Lesser Slave Lake with this meticulously prepared 0.29-acre lot in desirable Hilliard's Bay Estates. This isn't just a lot; it's a ready-to-enjoy oasis designed for comfort and convenience. The property boasts a solid gravel base, ensuring stability and easy maintenance, complemented by tasteful rock work and mature trees that provide natural beauty and shade. You'll love the included deck with a privacy fence, offering an ideal spot for relaxing evenings or entertaining friends. Plus, a 1500-gallon water tank is already on-site, providing a reliable water source for your needs. Enhance your lakeside living experience with the option to purchase a 2013 Jayco Eagle Premier 365BHS fifth wheel for an additional \$25,000. This spacious and well-appointed RV is perfect for immediate enjoyment of your new property. Don't miss this opportunity to own a piece of paradise in Hilliard's Bay Estates, where lakeside adventures and serene relaxation are just steps away.



Essential Information

MLS® #	A2222764
Price	\$124,900
Bathrooms	0.00
Acres	0.29
Type	Land

Sub-Type	Residential Land
Status	Active

Community Information

Address	117 Willow Drive
Subdivision	N/A
City	Grouard
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1C0

Amenities

Amenities	Beach Access, Boating, Park, Recreation Facilities
-----------	--

Additional Information

Date Listed	May 20th, 2025
Days on Market	83
Zoning	Communal Recreational

Listing Details

Listing Office	Grassroots Realty Group - High Prairie
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.