

\$178,500 - 3612 Lakeshore Drive, Bonnyville

MLS® #A2258641

\$178,500

0 Bedroom, 0.00 Bathroom,
Land on 0.17 Acres

Bonnyville, Bonnyville, Alberta

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.

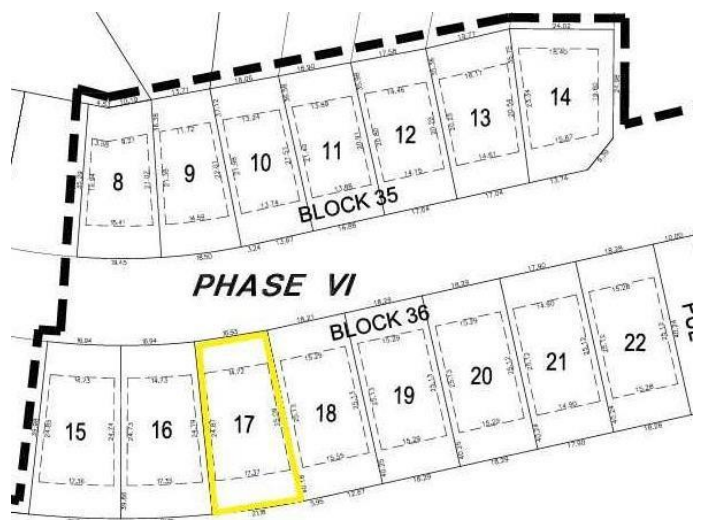


Essential Information

MLS® #	A2258641
Price	\$178,500
Bathrooms	0.00
Acres	0.17
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	3612 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	Environmental Reserve, Lake, Level
-----------------	------------------------------------

School Information

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

Additional Information

Date Listed	September 16th, 2025
Days on Market	52
Zoning	R1

Listing Details

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

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.