

# \$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 | 90                    |
| Zoning         | Communal Recreational |

### Listing Details

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

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