

# \$178,500 - 3608 Lakeshore Drive, Bonnyville

MLS® #A2258629

**\$178,500**

0 Bedroom, 0.00 Bathroom,  
Land on 0.18 Acres

Bonnyville, Bonnyville, Alberta

Build your dream home on the shores of Jesse Lake in Lakeview Estates, Bonnyville's premier subdivision. This fully serviced 60 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.

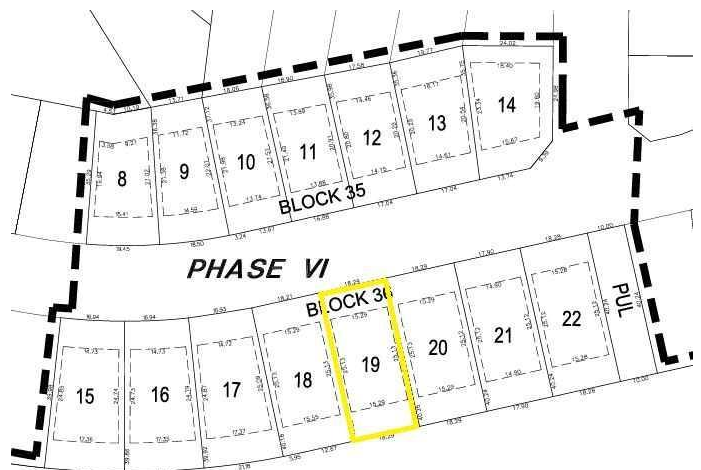


## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2258629         |
| Price     | \$178,500        |
| Bathrooms | 0.00             |
| Acres     | 0.18             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3608 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, Fiber Optics at Lot Line, High Speed Internet Available, Natural Gas at Lot Line, Phone At Lot Line, Underground Utilities, Water At Lot Line |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### **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 | 24                   |
| Zoning         | R1                   |

### **Listing Details**

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

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