

# \$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
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### Additional Information

Date Listed	May 20th, 2025
Days on Market	70
Zoning	Communal Recreational

### Listing Details

Listing Office	Grassroots Realty Group - High Prairie
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