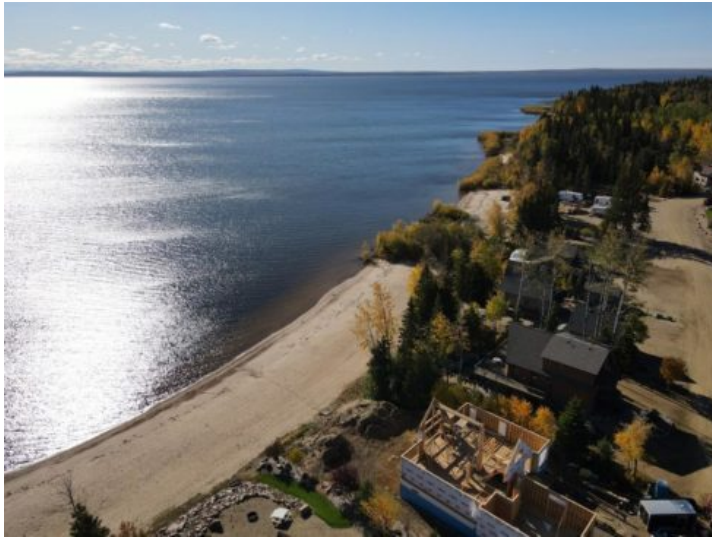




780-832-0996  
derek.estabrook@outlook.com

**#60, 13414 Township Road 752A Hilliard's Bay Estates    MLS # A1042592**  
**Rural Big Lakes County, Alberta**



**\$98,900**

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**Division:** Hilliard's Bay

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**Lot Size:** -

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**Lot Feat:** -

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**By Town:** High Prairie

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**LLD:** 20-75-13-W5

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**Zoning:** Residential

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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This is a perfect opportunity to build your dream home at Hilliard's Bay Estates. At a lower price point than the average but with a spacious lot near the waterfront. Natural Gas and power are at the road. Hilliard's Bay is a gated, lakefront community on Lesser Slave Lake. There are year round residences and seasonal residences. The beach is one of the best in Alberta and the lake wether you like to fish or play has room for everyone. You have the option of parking your boat a few minutes walk from your lot and the kids have plenty of activities to participate in. A commercial playground, court system and a water playground. Enjoy the surrounding area with the trail system and access to Hilliard's Bay Provincial Park. First class all of the way. ADDED BONUS of Lot #60: Hilliard's Bay Estates has a bylaw that gives you 8 years to build and 2 years to complete the exterior. 10 years all together from the time the lot is first purchased. Lot 60's -clock starts when you purchase it. Call, email or text today for more information and access into Hilliard's Bay Estates.