

\$120,750 - 3611 39 Avenue, Bonnyville

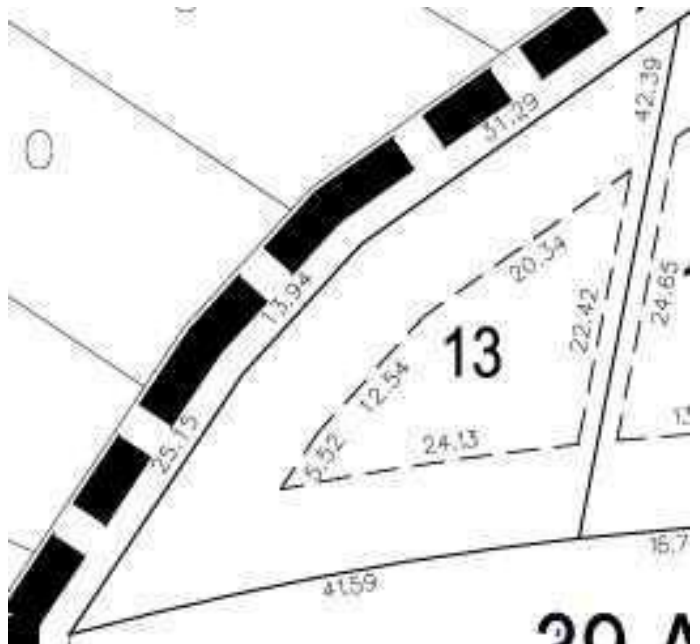
MLS® #A2221133

\$120,750

0 Bedroom, 0.00 Bathroom,
Land on 0.25 Acres

Bonnyville, Bonnyville, Alberta

Looking for a town lot wide enough for a triple garage? Situated in beautiful Lakeview Estates, this unique property offers side lane access and over 135ft of street frontage. If you are looking to build a new home, consider building on one of the LARGEST R1 lots in town, at over 10,000ft²!. The neighborhood features extra-wide streets, access to lake shore park amenities and walking trails, all within walking distance to three schools. Act quickly to take advantage of the \$25,000 new home CONSTRUCTION INCENTIVE and 5-year property TAX HOLIDAY on new home construction, offered by the Town of Bonnyville. Listing agent has an indirect interest in the property.



Essential Information

MLS® #	A2221133
Price	\$120,750
Bathrooms	0.00
Acres	0.25
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	3611 39 Avenue
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, Natural Gas at Lot Line, Phone At Lot Line, Underground Utilities, Water At Lot Line
-----------	--

Exterior

Lot Description	Back Lane, Irregular Lot, Level, Triangular Lot
-----------------	---

School Information

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

Additional Information

Date Listed	August 18th, 2025
Days on Market	19
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.