

# \$99,750 - 3608 39 Avenue, Bonnyville

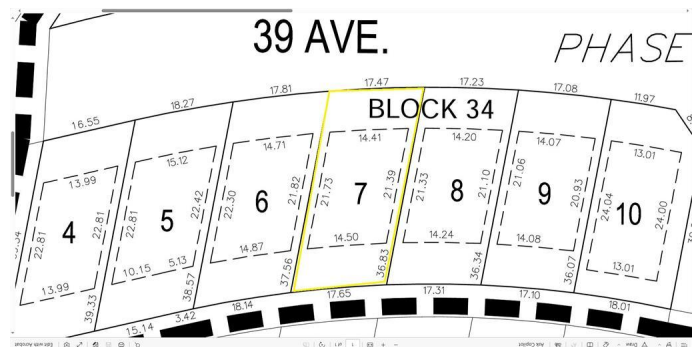
MLS® #A2225946

**\$99,750**

0 Bedroom, 0.00 Bathroom,  
Land on 0.16 Acres

Bonnyville, Bonnyville, Alberta

PRIME building site for your new home, this is a large 57' wide by 121' deep estate lot in Bonnyville's premiere neighborhood, Lakeview Estates. The lot is level, serviced with water, power, gas and fiber optic cable, and features back-lane access. Enjoy close proximity to lakeshore park amenities and walking trails, schools and soccer fields. Act quickly to take advantage of the \$25,000 new home CONSTRUCTION INCENTIVE and 5-year property TAX HOLIDAY offered by the Town of Bonnyville. Agent has an indirect interest in the property.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2225946         |
| Price     | \$99,750         |
| Bathrooms | 0.00             |
| Acres     | 0.16             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

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

**Exterior**

Lot Description              Back Lane, Level

**School Information**

District                        Northern Lights School Division No. 69

**Additional Information**

Date Listed                    August 18th, 2025  
Days on Market               72  
Zoning                          R1

**Listing Details**

Listing Office                 MaxWell Capital Realty

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