

# \$110,250 - 3606 39 Avenue, Bonnyville

MLS® #A2252860

**\$110,250**

0 Bedroom, 0.00 Bathroom,  
Land on 0.15 Acres

Bonnyville, Bonnyville, Alberta

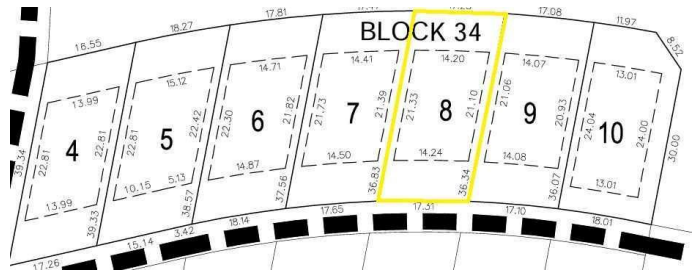
Affordable, family-friendly living just one block from Jesse Lake. This fully serviced 56 ft frontage lot in Lakeview Estates offer easy access to lakeshore walking trails, parks, and panoramic views – without the premium price of waterfront. Build your dream home with space for a triple garage in a quiet, cul-de-sac community. Plus, take advantage of the \$25,000 Town of Bonnyville new build grant and up to 5 years of property tax relief for homes completed in 2025. Listing agent has an indirect interest in the property.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2252860         |
| Price     | \$110,250        |
| Bathrooms | 0.00             |
| Acres     | 0.15             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3606 39 Avenue             |
| Subdivision | Bonnyville                 |
| City        | Bonnyville                 |
| County      | Bonnyville No. 87, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9N 0E8                    |



**Amenities**

Utilities                      Cable Available, High Speed Internet Available, Underground Utilities, Electricity at Lot Line, Fiber Optics at Lot Line, Natural Gas at Lot Line, Phone At Lot Line, Water At Lot Line

**Exterior**

Lot Description              Back Lane, Level

**School Information**

District                        Northern Lights School Division No. 69

**Additional Information**

Date Listed                    September 8th, 2025  
Days on Market               56  
Zoning                           R1

**Listing Details**

Listing Office                 MaxWell Capital Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.