# \$299,900 - 46, Peace River Avenue, Joussard

MLS® #A2216749

# \$299,900

5 Bedroom, 2.00 Bathroom, 2,157 sqft Residential on 0.59 Acres

NONE, Joussard, Alberta

Charming 2,155 Sq. ft. Lakefront Cottage on 0.59 Acres â€" A Year-Round Retreat! Escape to this spacious 5-bedroom, 2-bathroom home nestled on 0.59 acres with stunning views of Lesser Slave Lake. Relax on the front deck and soak in breathtaking sunsets over the water. The home is thoughtfully positioned on the eastern side of the property, maximizing space and privacy. Perfect for hosting, the property features serviced RV sites for family and friends, making it an ideal getaway destination. Inside, you'II find a warm and inviting layout with a cozy living room and a spacious family room addition, complete with a wood stove for rustic charm. The seamless transition from the living room to the covered front deck creates an effortless indoor-outdoor living experience. Practical touches include a fully equipped laundry roomâ€"a must for lakeside livingâ€"plus two durable 9' x 12' metal-clad sheds for extra storage. Whether you're seeking a summer oasis or a year-round retreat, this property offers endless possibilities.

Don't miss outâ€"schedule your private viewing today! Call, email, or text now to explore your future lakeside haven.







Built in 1996

#### **Essential Information**

MLS®# A2216749 Price \$299,900

Bedrooms 5 Bathrooms 2.00

Full Baths 2

Square Footage 2,157

Acres 0.59

Year Built 1996

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 46, Peace River Avenue

Subdivision NONE

City Joussard

County Big Lakes County

Province Alberta
Postal Code T0G 1J0

#### **Amenities**

Parking Spaces 15

Parking Parking Pad

#### Interior

Interior Features Ceiling Fan(s), See Remarks

Appliances Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Propane

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Basement None

#### **Exterior**

Exterior Features Other, Private Yard, Storage

Lot Description Landscaped, Lawn, Lake, Low Maintenance Landscape, Level

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Block, Combination, Piling(s)

### **Additional Information**

Date Listed May 1st, 2025

Days on Market 186

Zoning Residential

# **Listing Details**

Listing Office Grassroots Realty Group - High Prairie

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