

# \$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 – 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’ll 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 room—a must for lakeside living—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 out—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                97  
Zoning                              Residential

**Listing Details**

Listing Office                    Grassroots Realty Group - High Prairie

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