

# \$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                93

Zoning                            Residential

**Listing Details**

Listing Office                    Grassroots Realty Group - High Prairie

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