\$599,000 - 75 Peace River Avenue, Joussard

MLS® #A2223826

\$599,000

3 Bedroom, 1.00 Bathroom, 1,030 sqft Residential on 0.22 Acres

NONE, Joussard, Alberta

Discover the boutique-style lakefront retreat at 75 Peace River Avenue, nestled in the desirable community of Joussard on the stunning shores of Lesser Slave Lake. This architecturally renovated 1030-square-foot home blends modern comforts with breathtaking lakeside living, featuring a renovated kitchen with a breakfast bar and a unique stained glass art piece that bathes the space in colorful light over the sink. Appliances have been replaced withing the last 3-5 years, the refrigerator has a bin type ice maker.. The updated washroom and durable commercial-grade marmoleum flooring throughout add both style and functionality. The bathroom offers a birds eye view of the lake: a 6 jetted tub and grab bars for safety. Thoughtful 2009 renovations brought significant upgrades including enhanced insulation, double and triple-glazed windows, and a new roof, ensuring year-round comfort and energy efficiency. Outside, well-established perennial beds add vibrant color and charm to the property, while the spacious 20' x 26' detached garage (1998) with an overhead gas heater and updated shingles (2018), along with a handy workshop/storage room, providing ample space for hobbies and storage. The home's design perfectly complements its waterfront setting, featuring a walk-out basement leading to the lake and a primary bedroom with garden doors that open to a deck offering water viewsâ€"ideal for morning







coffee or evening relaxation. The deck includes stairs down to a lakeside BBQ area, while a private sunken fire pit creates an inviting space for gatherings under the stars. Recent updates, including a hot water tank (2018) and upgraded electrical, plumbing, and furnace (2005), offer peace of mind for years to come. Whether you're seeking a year-round residence or a serene getaway, this property delivers an exceptional blend of artistic charm, modern comfort, and unbeatable lakefront livingâ€"a rare opportunity to own one of Lesser Slave Lake's most coveted waterfront homes. Click on the video link to see more.

Built in 1951

Essential Information

MLS® # A2223826 Price \$599,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,030 Acres 0.22 Year Built 1951

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

Community Information

Address 75 Peace River Avenue

Subdivision NONE

City Joussard

County Big Lakes County

Province Alberta
Postal Code T0G 1J0

Amenities

Parking Spaces 2

Parking Single Garage Detached

of Garages 1

Is Waterfront Yes

Interior

Interior Features Bookcases, Ceiling Fan(s), French Door, Laminate Counters, No

Smoking Home, Open Floorplan, Vinyl Windows

Appliances Built-In Oven, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer,

Microwave Hood Fan

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Landscaped, Lawn, Many Trees, Gentle Sloping, Lake, Low

Maintenance Landscape, Waterfront

Roof Asphalt Shingle

Construction Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed May 21st, 2025

Days on Market 161

Zoning Residential

Listing Details

Listing Office Grassroots Realty Group - High Prairie

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