



**GRASSROOTS**  
REALTY GROUP

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4, 13520 Township 744 Road  
Joussard, Alberta

MLS # A2215080



**\$1,350,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,095 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	3.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Lake, Landscaped, Low Maintenance		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,800
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	Residential
Foundation:	Slab	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Tarp Sheds, Shed beside Gazebo, Fish Stand, Fire pit by cabins, Gates, Dog Run

Escape to your private retreat on 3 acres of pristine lakeside property in Southwest Shores Estates, Joussard, AB. This stunning 3-bedroom, 2-bathroom air-conditioned home boasts floor-to-ceiling windows throughout the open-concept kitchen, dining, and living areas, flooding the space with natural light. The south-facing sunroom/family room offers a cozy spot to relax while taking in the serene surroundings. The custom kitchen features quartz countertops, a central island with stools, and high-end cabinetry & black stainless steel appliances, perfect for entertaining. Step outside onto the east-facing deck with maintenance-free composite decking, ideal for morning coffee with a view. The property includes a 16' x 24' custom wood-heated gazebo on a stamped concrete pad, perfect for year-round enjoyment. For the hobbyist or tradesperson, the 40' x 64' heated shop is a dream come true, complete with infrared overhead heat, a hoist, a 3-piece washroom, washer/dryer setup, metal-clad walls and ceiling, 220-amp plug-ins, and two oversized garage doors (12' and 10' high). Additional amenities include two guest cabins (one with a 2-piece washroom, both with kitchen facilities), an enclosed 3-piece outdoor bathroom with running water, and four full-service RV parking spots. Nestled among trees for ultimate privacy, Southwest Shores Estates offers a private playground, beach access, and the option to place a boat lift, keeping your watercraft ready for adventure all summer long. Whether you're seeking a peaceful getaway and/or an entertainer's paradise, this property has it all. Don't miss your chance to own a slice of lakeside luxury! Click Video Link to see more.