



**GRASSROOTS**  
REALTY GROUP

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**46, Peace River Avenue  
Joussard, Alberta**

**MLS # A2216749**



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,157 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.59 Acre		
<b>Lot Feat:</b>	Lake, Landscaped, Lawn, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Block, Combination, Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** 2 sheds, Greenhouse

Charming 2,155 Sq. ft. Lakefront Cottage on 0.59 Acres &ndash; 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&rsquo;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&mdash;a must for lakeside living&mdash;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&rsquo;t miss out&mdash;schedule your private viewing today! Call, email, or text now to explore your future lakeside haven.