



GRASSROOTS
REALTY GROUP

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11 2nd Avenue SW
Joussard, Alberta

MLS # A2222386



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,740 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.34 Acre		
Lot Feat:	Brush, Irregular Lot, Landscaped, Many Trees, No Neighbours Behind		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Metal
Basement:	None
Exterior:	Cedar
Foundation:	Slab
Features:	Breakfast Bar, High Ceilings, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RN
Utilities:	-

Inclusions: See remarks

Peace and tranquility on Lesser Slave Lake. This beautiful home is located 2 blocks off the busy Peace River Avenue. No neighbors behind so you can enjoy the Birds, Fireflies, and Wildlife. Only 2 blocks to the Inland Mariana or about 1 mile to Shadow Creek Marina and a short boat ride to amazing Walleye Fishing. Many renos in the past 4 years, including the entire Cedar outside being stained, most of the upper area painted, new flooring in the kitchen, dining, and living areas, new countertops, and some new doors, as well as some new trim. Loads of windows both up and down to enjoy the sunshine. Upper floor has a great kitchen with peninsula and is open to the dining room and the living room. Also on the upper floor are 2 bedrooms and a full bathroom. Lower floor features a large games room, a 3rd bedroom, an amazing 2nd bathroom with a 3' x 6' tiled shower with jets on both ends and Italian marble on the floor, and a laundry and storage rooms. There is a wrap around deck going from the dining area around to the second entry. Loads of trees outside with a firepit and 2 raised garden beds. A wonderful home to enjoy both the indoors and the outdoors. Most furnishings are available to be included in the purchase. Simply bring your wardrobe and move in and enjoy!!! One of sellers is a licensed Realtor in the Province of Alberta.