



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**75 Peace River Avenue
Joussard, Alberta**

MLS # A2223826



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,030 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Gentle Sloping, Lake, Landscaped, Lawn, Low Maintenance Landscape, Man		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), French Door, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Flanking bookshelves in the living room, fridge & freezer downstairs.

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 beautifully 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. The updated washroom and durable commercial-grade marmoleum flooring throughout add both style and functionality. 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 views—ideal for morning coffee or evening relaxation. The deck includes stairs down to a lakeside BBQ area, while a 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 living—a rare opportunity to own one of Lesser Slave Lake's most coveted waterfront homes. Click on the video link to see more.

Copyright (c) 2025 . Listing data courtesy of Grassroots Realty Group - High Prairie. Information is believed to be reliable but not guaranteed.