



GRASSROOTS
REALTY GROUP

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13213 Township Road 734
Joussard, Alberta

MLS # A2247628



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	864 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	16.73 Acres		
Lot Feat:	Many Trees, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

16.73 Acres nestled in a peaceful setting just minutes from Joussard and the shores of Lesser Slave Lake, this charming 840 sq ft home offers cozy living with endless potential. The main house features two bedrooms and two bathrooms, with the option to easily convert the partially developed basement into a third bedroom or secondary living space. The basement includes framed walls, along with a convenient walk-out entrance and full laundry facilities. (Basement Bathroom has all fixtures - needs flooring, some drywall and a drop ceiling) Upstairs, a spacious walk-in pantry/coat room with a window adds practical storage and functionality. Outside, the property truly shines with a massive 24' x 32' detached garage on a concrete slab, perfect for vehicles, workshops, or extra storage. Multiple outbuildings provide even more space for hobbies or equipment. The landscaped front and back yards are surrounded by mature trees, offering privacy and natural beauty, while the south-facing back deck is ideal for soaking up the sun and enjoying the serene surroundings. Located near Crown land and just a short distance from Lesser Slave Lake, this home is a dream for outdoor enthusiasts—whether you love fishing, boating, hunting, ATVing, or simply exploring nature. Don't miss your chance to own this versatile country retreat—schedule a viewing today!