



**143 Peace River Ave  
Rural Big Lakes County, Alberta**

**MLS # A2254580**



**\$650,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,045 sq.ft.	<b>Age:</b> 2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Single Garage Detached	
<b>Lot Size:</b>	0.77 Acre	
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Gazebo, Lake, Landscaped	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	8-74-13-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	URBAN RESERVE
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry		
<b>Inclusions:</b>	n/a		

Welcome to this charming 2-bedroom, 2-bathroom waterfront home in the desirable community of Joussard, ideally set on the stunning shores of Lesser Slave Lake. Inside, you'll love the spacious, open-concept layout, designed for both comfort and functionality. The kitchen offers abundant cabinetry and countertop space, along with a large walk-in pantry; featuring shelving and room for an additional fridge/freezer. A dedicated laundry room adds everyday convenience, while the bright and inviting living room provides the perfect space for both relaxation and entertaining. Step outside to your very own oasis. The backyard is beautifully landscaped with mature trees and backs directly onto Lesser Slave Lake, creating a private and peaceful retreat. A fully screened luxury gazebo with remote-control panels keeps the bugs out and the comfort in, while the outdoor kitchen makes entertaining effortless. For family and friends, the property is equipped with 4 camper hookups, each featuring water, electricity, and sewer, perfect for summer gatherings and family camping weekends. A detached single-car garage, storage shed, wood shed, and canvas quonset provide ample room for all your needs. This property is a dream for outdoor enthusiasts, whether you love fishing, boating, or simply exploring nature. Don't miss your chance to own this true lakeside retreat. Schedule your viewing today!