



**#7 Lakeview Drive
Joussard, Alberta**

MLS # A2257325



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,200 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	Residential
Foundation:	Perimeter Wall, ICF Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan		

Inclusions: Furniture Negotiable

In the community of Joussard, Alberta, on the shores of Lesser Slave Lake, this charming 7-year-old story-and-a-half cottage offers a unique blend of modern comfort and rustic character. The 1,200 square foot main home features a welcoming open-concept layout where the living room, kitchen, and dining area are unified by a cozy wood-burning stove; perfect for chilly evenings. The rustic kitchen is equipped with stainless steel appliances, including a gas stove, and offers the convenience of main-floor laundry tucked away in a closet. The main floor hosts one comfortable bedroom and a full 3-piece bathroom, while a custom-crafted diamond willow railing leads you upstairs to a private loft. This secluded primary bedroom retreat features its own 3-piece ensuite bathroom, complete with a walk-in mobility shower. The property's exceptional value is amplified by a massive 32' x 38' heated detached garage and a fully fenced, large yard. Above the garage, a versatile suite complete with a bathroom and balcony offers incredible potential for guests, family, or rental income. This is a truly special property that combines craftsmanship, functionality, and a highly sought-after lakeside location. Call today to book your viewing.