



**GRASSROOTS**  
REALTY GROUP

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## #7 Lakeview Drive Joussard, Alberta

**MLS # A2257325**



# \$529,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood

**Roof:** Metal

**Basement:** None

**Exterior:** Composite Siding

**Foundation:** Perimeter Wall, ICF Block

**Features:** Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**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.