



GRASSROOTS
REALTY GROUP

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#12 1st Avenue
Joussard, Alberta

MLS # A2278739



\$749,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	1,750 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	None		
Lot Size:	2.31 Acres		
Lot Feat:	Landscaped, Lawn, Rectangular Lot, Treed, Views		

Heating:	Forced Air
Floors:	Hardwood, Tile, Vinyl
Roof:	Metal
Basement:	Full
Exterior:	Wood Siding
Foundation:	Wood
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 400
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: Sheds x 2, Pool Table & Accessories

A 2.31 lakeview acreage in the welcoming community of Key Cove, Joussard, this uniquely designed 1,750 sq ft home (1750 sq ft up and 1750 finished sq ft walk-out basement) offers a perfect blend of character and functional living. From the moment you arrive, the distinctive butterfly roof architecture makes a striking impression. Step inside to an exceptionally large front entrance that leads into a bright, open-concept main floor featuring the living room, dining area, and kitchen. The kitchen is centered around a spacious island, complete with sink and dishwasher, storage all around, and is accented by a beautiful woven tile backsplash. A walk-in pantry and main floor laundry add to the functionality. This level also hosts three bedrooms, including the primary suite with a private ensuite, and a handy 3-piece main bathroom. Access to a north-facing upper deck, where you can enjoy the trees and serene lake views. The walk-out basement expands your living space dramatically, featuring a large fourth bedroom, a cozy family room with an electric fireplace, and a games area complete with a pool table, board game table, and a wall bar. Walk out to a covered, cement-stamped deck—an ideal spot for entertaining. The property's potential is further enhanced by multiple versatile outbuildings, offering ample space for storage, workshops, and entertaining. This property includes the highly desirable community benefit of shared access to the Hidden Shores Marina, placing exceptional boating and fishing on Lesser Slave Lake just moments from your doorstep. This one-of-a-kind property combines privacy, lake access, and practical family living in a highly desirable lakeside location. A 2011 build, which has been thoughtfully created and meticulously maintained. Call, email, or text to book your viewing today.

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