



13511 Township Road 734
Joussard, Alberta

MLS # A2296964



\$424,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 1,800 sq.ft. | Age: | 1986 (40 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 21.99 Acres | | |
| Lot Feat: | Creek/River/Stream/Pond, Lawn, Many Trees, No Neighbours Behind | | |

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|--------------------|----------------------------|-------------------|---------------------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | Country residential/Agric |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Tucked away in a natural setting, this A-frame home is the perfect blend of tranquility and possibility. The main level offers an open-concept layout where the bright living area, kitchen, and dining space flow seamlessly together, accompanied by two bedrooms and a spacious bathroom featuring a sleek black soaking tub set before a picture window. Ascend the spiral staircase to discover a private primary suite, complete with an ensuite bath and a balcony that overlooks the serene landscape below. An unfinished basement provides a blank canvas—ready to become a family room, extra bedrooms, or a custom space tailored to your needs. Outside, a detached heated double garage offers ample storage or workshop potential, while the land itself is a true sanctuary. This lush, sheltered ecosystem nurtures native plants and trees, creating a natural windbreak and water source that nature enthusiasts will adore. Whether you seek a peaceful countryside home, a recreational getaway, or a hobby farm, this property delivers an extraordinary combination of comfort, space, and natural beauty. Call today to book your viewing: immediate possession available.