



**#10, 1st Avenue  
Joussard, Alberta**

**MLS # A2302277**



**\$795,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modified Bi-Level		
<b>Size:</b>	2,126 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Aggregate, Driveway, Heated Garage, Insulated, See Rem		
<b>Lot Size:</b>	2.67 Acres		
<b>Lot Feat:</b>	Irregular Lot, Lake, Landscaped, Lawn, Many Trees, No Neighbours Behind, V		

<b>Heating:</b>	Boiler, Floor Furnace, Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt, See Remarks	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	3 Attached TV's, woodburning stove in livingroom		

Spectacular Acreage with a View! Located within walking distance to the waters of Lesser Slave Lake and Marina access this Amazing property is the perfect setting for all your Recreation needs. Featuring a well maintained and designed Modified Bi-Level with walkout offering a stunning unobstructed view of the lake. The main floor features an open floorplan with Vaulted ceiling, two bedrooms, a 4pc bathroom, main floor laundry, a kitchen with substantial cabinetry and open to the Dining area and spacious livingroom, so you won't miss the conversation while preparing dinner. Bask in the natural light flowing in from the abundance of windows or access the covered veranda off the livingroom and chill with your favourite beverage while you take in the serenity of all nature has to offer. The lower level walk-out with the spacious Family Room, bedroom 4pc bathroom and Utility room (plumbed for washer and dryer) gives you the extra space needed for that guest overflow. Because of the elevation of the property the view from this level is no less stunning. In addition to all of this there is a single attached heated garage, a detached 28' x 50' shop to house all those lake toys or your RV. Too many guests for the house, no worries as there is a cozy little guest house just across the yard along with a firepit. Need to park that boat, this package offers you access to the Hidden Shores Marina within minutes of your home for all your fishing and watersport needs. 2.5 well developed acres full of natural beauty with the many trees, circular drive, and located in a Community that takes pride in ownership. Your paradise awaits. Call for your viewing today.