



**GRASSROOTS**

REALTY GROUP

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188 162 Peace River Avenue  
Joussard, Alberta

MLS # GP205232



**\$1,182,000**

<b>Division:</b>	Rural Big Lakes County		
<b>Type:</b>	House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,565 sq.ft.	<b>Age:</b>	2016 (3 yrs old)
<b>Beds:</b>	3 up / 2 down	<b>Baths:</b>	3
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Heated		
<b>Driveway:</b>	Gravel		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic/Marble, Hardwood	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 4,717
<b>Basement:</b>	None	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Hardboard, Stone	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped	<b>Maintenance Fee:</b>	-

**Features:** Ceiling-Above 8 ft, Ceiling-Vaulted, Central Air Conditioning, Countertop(s)-Granite, Ensuite, Fireplace - Gas, French Door, Jet Tub, Laundry-Main Floor, Non-Smoking Home, Patio, Security System, Sump

**Inclusions:** 1 induction stove cooktop

There are no words that can do justice to this stunning Waterfront Dream Home. Every detail executed with style & function. Stepping into the home leads you up the extra wide, lit ~ custom staircase. Drawing your attention to the vast beauty of Lesser Slave Lake with 180 degree views. Once you catch your breath you can take the time to appreciate the attention to detail. Like the leather aggregated countertops in the modern, state of the art kitchen. The fireplace anchors the living space & on sunny days enjoy the unobstructed views from the balconies. The walnut hardwood flows effortlessly to the 2 bedrooms, bath & ensuite. The Master bedroom & ensuite has taken advantage of the lake views and the ensuite includes a steam shower. The bathrooms have heated tile floors with self closing doors. The ground floor has 2 bedrooms, a full bathroom, bar/kitchenette for entertaining & large living room with front row views of the lake and the outdoor living space.