



**GRASSROOTS**  
REALTY GROUP

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**46 Peace River Avenue N  
Joussard, Alberta**

**MLS # A2008526**



**\$329,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	2,157 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.59 Acre		
<b>Lot Feat:</b>	Few Trees, Lake, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Block, Combination	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

2155 square foot home/cottage on 0.59 acres adjacent to Lesser Slave Lake. Enjoy the lake views and sunsets from the front deck. The home is situated on the eastern portion of the property allowing for maximum use of the lot. Serviced RV sites have been set up for your friends and family. A property to enjoy year round. Inside you will find 5 bedrooms, 2 bathrooms, a living room and family room. The addition that houses the family room is large enough for gatherings and has a quaint coziness aided by the wood stove. The covered front deck extends out past the living room creating an effortless transition from inside to out. For added convenience and a must have at the lake, a fully functioning laundry room. Two 9 x 12 metal clad sheds for all your storage needs. Call, email or text today to book your personalised viewing.