



GRASSROOTS
REALTY GROUP

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**155 Peace River Avenue
Joussard, Alberta**

MLS # A2065544



\$649,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,330 sq.ft. | Age: | 2010 (14 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 1.17 Acres | | |
| Lot Feat: | Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Pri | | |

Heating: In Floor, Forced Air

Floors: Ceramic Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Aluminum Siding

Foundation: Perimeter Wall, Piling(s)

Features: Ceiling Fan(s), Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: N/S

Welcome to the Fish Camp on 1.17 acres. A lakefront 1330 square foot Cottage in Joussard, Alberta - Lesser Slave Lake. Built in 2010 with care and attention to the smallest of details. A ceramic flooring that mimics the look and luxury of hardwood with the durability of tile. Solid wood trim and doors and Alder cabinets. Take note of the built in desk in the rear entrance and lower drawer on the bathroom cabinetry. Custom wood blinds and heated washroom floors adding to a high level of must have comfort. A French door leading from the primary bedroom to the back covered deck where you will find the 8 man hot tub. The front and rear decks built with maintenance free composite decking. Optional purchases will include the Furniture, Cook House adjacent to the Cabin, Guest House and Pontoon Boat. Call, email or text today to book your viewing of the Fish Camp.