



**155 Peace River Avenue  
Joussard, Alberta**

**MLS # A2065544**



**\$649,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.17 Acres		
<b>Lot Feat:</b>	Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Pri		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Perimeter Wall, Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry		

**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. Could you 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 add to a high must-have comfort. A French door leads from the primary bedroom to the back covered deck where you will find the 8-man hot tub. The front and rear decks are built with maintenance-free composite decking. Optional purchases will include the Furniture, Cook House adjacent to the Cabin & Guest House. Call, email, or text today to book your viewing of the Fish Camp.