



**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	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	Residential
Foundation:	Perimeter Wall, Piling(s)	Utilities:	-
Features:	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.