



GRASSROOTS
REALTY GROUP

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**Lot 1A 2 Avenue S
Joussard, Alberta**

MLS # A2098340



\$79,900

Division: NONE

Lot Size: 0.48 Acre

Lot Feat: Backs on to Park/Green Space, Cleared, Corner Lot, Few Trees, Level

By Town: -

LLD: -

Zoning: VR

Water: -

Sewer: -

Utilities: -

PRICE DROP! Reduced by \$13,000 from OG price! **VERY MOTIVATED SELLER!** The perfect opportunity to set up your vacation getaway haven on this lot in the Hamlet of Joussard, which is right on the shores of Lesser Slave Lake. This 80x260' (.48 acres)lot is serviced, fenced and landscaped and ready for your dream cottage or RV spot. The lot is located on a quite back street with green space on the back and side. You can see the lake from here! There is a levelled spot near the back for your RV parking and service to the mound. The front features a few trees and bushes for privacy and is fully gated. Joussard in only 30 minutes from High Prairie or 45 minutes to Slave Lake... a Northern Alberta lake lifestyle just a short drive away from Edmonton or Grande Prairie. A great investment in your future vacation haven!