



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1st Ave SE**  
**Joussard, Alberta**

**MLS # A2107941**



**\$87,000**

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**Division:** NONE

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**Lot Size:** 0.16 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** HR

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**Water:** -

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**Sewer:** -

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**Utilities:** Sewer, Water

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This lot is perfect for those looking for a peaceful lakeside retreat with easy access to all necessary amenities. Enjoy the convenience of having two marinas nearby for all your boating needs, as well as hunting and fishing opportunities. The community hosts various events throughout the year, perfect for socializing with your neighbors and enjoying the weather. A gas station, grocery store, playgrounds, and a public beach just two blocks away. Whether you're looking for a summer getaway or a year-round home, this lakeside community has something for everyone. Don't miss the opportunity, this lot has an ice shack, storage shed, and deck ready for your RV. Build a cabin or bring your RV and start enjoying lake life today. This lot has electricity, municipal water, and sewer already in place, all that's missing is you.