



GRASSROOTS
REALTY GROUP

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135, 162 Peace River Avenue
Joussard, Alberta

MLS # A2122811

\$498,900



Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,640 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Golf Cart Garage, Parking Pad, RV Access/Parking		
Lot Size:	0.38 Acre		
Lot Feat:	Back Yard, Corner Lot, Corners Marked, Fruit Trees/Shrub(s), Few Trees, Ga		

Heating:	Forced Air, Humidity Control, Natural Gas, Wood Stove	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 650
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	CMR
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	Washer dryer, standup freezer are negotiable		

For more information, please click on Brochure button below. Whether you are looking for a full-time home or a recreational property. Peaceful country living with lots of wildlife, unobstructed views of gorgeous sunrises, sunsets, and northern lights displays along the south shore of Lesser Slave Lake. A perfect setting for outdoor enthusiasts who want to enjoy the sports and adventures of lake living. This well designed three bedroom, two bath home has over two years New Home Warranty remaining. It features an open concept living area with stainless steel appliances, a large eating bar, and a walk-in pantry with plenty of storage and has access from the back entry. Floor-to-ceiling windows in the living area lets you enjoy the beautiful scenery and keep the area very bright. After a day out ice fishing the Blaze King wood stove is great to cozy up to. The main bath features a heated jacuzzi tub, while the ensuite has a large walk-in shower with dual shower heads. Several additional upgrades include garden doors with no center post, phantom retractable screens for both garden doors and front door, tankless hot water tank, and a covered veranda that faces the lake. The outdoor kitchen and natural gas hookup make entertaining on the huge deck easy, or you can gather in the gazebo around the fire pit. The plexiglass surrounding the gazebo can be removed in the summer for a greenhouse. It will allow you to have a cozy fire all year round. There is a workshop/RV garage with a 2-piece washroom, fish cleaning station, big storage room along with a cold room. The landscaping is low maintenance but allows for you to decorate with as many flowers as you wish! Full service municipal water and sewer, a recent inland marina is only steps away from the property.

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