



**11 2nd Avenue SW**  
**Joussard, Alberta**

**MLS # A2133731**



**\$439,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,740 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.34 Acre		
<b>Lot Feat:</b>	Brush, No Neighbours Behind, Irregular Lot, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	RN
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** None

Peace and tranquility on Lesser Slave Lake. This beautiful cedar cottage is located 2 blocks off the busy Peace River Avenue. No neighbors behind except for Birds, Fireflies, and Wildlife. Only 2 blocks to the Inland Marina or about 1 mile to Shadow Creek Marina and a short boat ride to amazing Walleye Fishing. Many renos in the past 3 years, including the entire Cedar outside being painted, most of the upper area painted, new flooring in the kitchen, dining, and living areas, new countertops, and some new doors. Loads of windows both up and down to enjoy the sunshine. Main floor has a great kitchen with peninsula and is open to the dining room and the living room. Also on the upper floor are 2 bedrooms, and a full bathroom. The main level features a large games room, a 3rd bedroom, storage area, laundry and an amazing 2nd bathroom with a 3' x 6' tiled shower with jets on both ends and italian marble on the floor. There is a wrap around deck going from the dining area around to the second entry. Loads of trees outside, with a firepit and 2 raised garden beds. A wonderful place to enjoy both the inside and outdoors. One of sellers is licensed Realtor in the Province of Alberta