



**151 Peace Avenue  
Joussard, Alberta**

**MLS # A2135971**



**\$575,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,576 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Additional Parking, Driveway, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	1.20 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lake, Front Yard, Lawn, No Neigh		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Natural Woodwork, No Smoking Home, Pantry, Recreation Facilities, Storage, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Whether you are looking for a retreat, a home away from home or just a new residence, this beautiful home is located on the lake side of Peace River Avenue in the community of Joussard. Sitting on over an acre of land, nestled in the trees you will find this charming 1 1/2 storey home. Built in 2014 with 4 bedrooms, 3 bathrooms and a large deck out front with lots of room for everyone. On the main level you have a good sized entry, 2 bedrooms, a full bath and Great Room area that combines the kitchen, dining and living room with cozy gas fireplace and all face out to the back yard. Heading upstairs to 2 more bedrooms, another bathroom and a second living room area that is open to the level below and enjoys a view out to the lake. Other nice features of this property are a 3rd bathroom that is located on the outside of the home off the deck so your guests or kids don't have to walk through the home to use the washroom and an RV hookup for guests. All of this and on full town services including water and sewer. This might be the time to start relaxing and take a look at this awesome lake house. Call for your appointment to view.