



**GRASSROOTS**  
REALTY GROUP

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

**Lot 7 Peace River Ave  
Joussard, Alberta**

**MLS # A2136141**



**\$279,000**

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**Division:** NONE

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**Lot Size:** 0.86 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** Residential

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**Water:** -

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**Sewer:** -

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**Utilities:** -

Almost an acre of land lakefront in Joussard. Joussard is a small lakefront community on the shores of Lesser Slave Lake. Live year-round or make this spot your seasonal recreational property with fishing, boating, and all water sports at your doorstep or more specifically - the option off your private dock. Close proximity to the local marina to launch your boat or take in all the action. While building your cottage or home, you can rest easily with municipal water and sewer access. If you are interested in sharing or creating extra revenue the possibility of further subdivision is possible. Call, email, or text today to find out more