



26, 1st Avenue SW
Joussard, Alberta

MLS # A2138422



\$289,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 872 sq.ft. | Age: | 2000 (24 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.22 Acre | | |
| Lot Feat: | Back Yard | | |

Heating: Forced Air

Floors: Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding

Foundation: Wood

Features: Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Hamlet Residential

Utilities: -

Inclusions: N/A

A 2000-built home and detached garage in the lakefront community of Joussard, Alberta. This bi-level has 872 square feet of living space upstairs and the option to finish the 872 square feet downstairs. The downstairs is partially finished with wall petitions, drywall and a 75% finished second washroom. The open-concept living room, dining room, and kitchen have cathedral ceilings and large windows. The main floor laundry combo back entrance is an added functional bonus. The two-car garage will store your lake toys and the property has full RV hookups for added guests. If living at the lake is calling you: this may be the perfect property to call home. Call, email, or text today to book your personalized showing.