



26, 1st Avenue SW  
Joussard, Alberta

MLS # A2138422



**\$289,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                   |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 872 sq.ft.             | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.22 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |   |                   |                    |
|--------------------|---|-------------------|--------------------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -                  |
| <b>Floors:</b>     | Linoleum  | <b>Sewer:</b>     | -                  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -                  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -                  |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | Hamlet Residential |
| <b>Foundation:</b> | Wood  | <b>Utilities:</b> | -                  |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows |                   |                    |

**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. New shingles installed on house July 2025. Call, email, or text today to book your personalized showing.