



GRASSROOTS
REALTY GROUP

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26, 1st Avenue SW
Joussard, Alberta

MLS # A2138422



\$289,900

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

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Hamlet Residential
Foundation:	Wood	Utilities:	-
Features:	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.