



GRASSROOTS
REALTY GROUP

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**160 Peace River Avenue
Joussard, Alberta**

MLS # A2139661



\$299,900

Division:	Joussard		
Type:	Residential/House		
Style:	Bungalow		
Size:	840 sq.ft.	Age:	2011 (13 yrs old)
Beds:	1	Baths:	2
Garage:	Aggregate, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Corners Marked, Lawn, Interior Lot, No Neighbours Behind		

Heating:	Baseboard, Electric, Propane, Wall Furnace, Wood, Wood Stove	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 650
Basement:	None	LLD:	7-74-13-W5
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	RN
Foundation:	Pillar/Post/Pier, See Remarks	Utilities:	Electricity Connected
Features:	Natural Woodwork, No Smoking Home, Vinyl Windows		

Inclusions: none

Beautiful Year Round bungalow home with 8 x 19 ft covered deck is located in Red Sky, Joussard, Alberta. This immaculate home is just minutes from the shores of Lesser Slave Lake. The home features a large open Kitchen and dining area with the family sitting area. Beautiful pine cabinetry with matching window and baseboard trims throughout. The living area features a wood stove . A set of built in Bunks for guests in the home, and 3 heat sources. The bedroom comes complete with Built in Double Bunks and a 3 piece ensuite. The detached garage is finished and features drive through garage doors for the boat and toys and a side door. The yard is landscaped and has a fire pit and deck in the backyard. With a playground across the street, a marina being developed, you are still only minutes away from the Lesser Slave Lake shores. If you are seeking a turn key recreational or year round home, call for viewings and get ready to enjoy the biggest lake in Alberta!