



**GRASSROOTS**  
REALTY GROUP

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16, 160 Peace River Avenue  
Joussard, Alberta

MLS # A2166453



**\$174,900**

|           |                     |        |                  |
|-----------|---------------------|--------|------------------|
| Division: | NONE                |        |                  |
| Type:     | Residential/House   |        |                  |
| Style:    | Cottage/Cabin       |        |                  |
| Size:     | 288 sq.ft.          | Age:   | 2021 (4 yrs old) |
| Beds:     | 1                   | Baths: | 1                |
| Garage:   | Parking Pad         |        |                  |
| Lot Size: | 0.15 Acre           |        |                  |
| Lot Feat: | Lawn, Irregular Lot |        |                  |

|             |                                    |            |                       |
|-------------|------------------------------------|------------|-----------------------|
| Heating:    | Baseboard, Fireplace(s)            | Water:     | -                     |
| Floors:     | Hardwood, Vinyl Plank              | Sewer:     | -                     |
| Roof:       | Asphalt Shingle, Metal             | Condo Fee: | \$ 650                |
| Basement:   | None                               | LLD:       | -                     |
| Exterior:   | Composite Siding                   | Zoning:    | Communal Recreational |
| Foundation: | None                               | Utilities: | -                     |
| Features:   | Ceiling Fan(s), Vaulted Ceiling(s) |            |                       |

Inclusions: N/A

A 12 x 24 Tiny Home on a 6000 sq ft lot in the heart of Red Sky. Red Sky is the condo association on the west end of the lakefront community of Joussard, AB. Red Sky has a new addition of the marina. Check out the attached video to see the progress: having the ability to launch and dock your boat on-site is a true luxury for any lake enthusiast. In addition to the marina is a new sandy beach, outdoor sports court, and multiple playgrounds. Municipal Utilities include 100 amp power, Natural Gas, and 4-season water and sewer Services. The cottage may be small, recording in at a total of 288 square feet + the sleeping loft, but it has everything needed to enjoy this incredible community short or long-term. Heated with the natural gas fireplace, be prepared to be cozy year-round. The kitchen has a surprising amount of storage space, and the living room could be set up with a fold-out sofa for guests. The three-piece bathroom includes a stacking washer and dryer. The on-demand hot water tank is tucked away in the closet, occupying minimal space. Spend your time where it counts: enjoying the outdoors and refilling your bucket. Call, email, or text today to book your viewing.