



**16, 160 Peace River Avenue  
Joussard, Alberta**

**MLS # A2166453**



**\$174,900**

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

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