



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:	Irregular Lot, Lawn		

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.