



**32, 160 Peace River Avenue
Joussard, Alberta**

MLS # A2179298



\$264,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	680 sq.ft.	Age:	2011 (13 yrs old)
Beds:	1	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating: Baseboard, Propane, Wall Furnace, Wood Stove

Water: -

Floors: Laminate

Sewer: -

Roof: Metal

Condo Fee: \$ 650

Basement: None

LLD: -

Exterior: Composite Siding

Zoning: Residential

Foundation: Piling(s)

Utilities: -

Features: Ceiling Fan(s), Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan

Inclusions: N/A

A 680-square-foot tiny home and garage within the community of Red Sky. In Joussard, AB, on the shores of Lesser Slave Lake. It is a one-bedroom, two-full-bathroom cottage that sleeps six. This turn-key property effectively utilizes the space to create a comfortable living environment for year-round occupancy. Heated with the option or combination of wood, electric, and/or a propane wall furnace, providing the highest level of energy efficiency, eliminating the need to pay for costly admin fees for Natural Gas. The property is connected to municipal water and sewer for an annual low-cost fee of \$650.00. The drive-thru 28 x 15 heated garage is a convenience that you will not want to live without once you experience it. In addition, an 8x8 shed for the extras. Red Sky has recently added the addition of a marina and private beach. Stop dreaming and call, email, or text to book your viewing at this desirable lakeside property.