



**GRASSROOTS**  
REALTY GROUP

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**#52, 160 Peace River Avenue  
Joussard, Alberta**

**MLS # A2208684**



**\$429,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,672 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Corner Lot, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 650
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Discover an air-conditioned 1672 sq ft modular home in the desirable Red Sky community of Joussard! The thoughtfully designed layout features a private primary suite with a 4-piece bathroom on one side, separate from the 3 additional bedrooms and full bathroom on the other – ideal for guest privacy. Entertain effortlessly in the open kitchen, complete with granite countertops and a large island featuring a built-in wine cooler. The primary bedroom provides direct access via garden doors to the full-length deck, where you can enjoy a relaxing hot tub. Located in the family-oriented Red Sky lakefront community, this property offers year-round or seasonal living and the convenience of municipal water and sewer. Schedule your personalized viewing today by calling, texting, or emailing!