



**GRASSROOTS**  
REALTY GROUP

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**135, 162 Peace River Avenue  
Joussard, Alberta**

**MLS # A2209675**

**\$489,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,640 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.38 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Corners Marked, Garden, Irregular Lot, Lake, Level, L		

<b>Heating:</b>	Forced Air, Humidity Control, Natural Gas, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 650
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CMR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	standup freezer		

For more information, please click on Brochure button below. Nestled in the serene community of Joussard, AB, at 135, 162 Peace River Ave, this stunning 1,640-square-foot lakeview home offers the perfect blend of comfort and recreation. Built in 2016 on a generous 0.28-acre corner lot, this single-storey gem features three bedrooms, two bathrooms, and annual taxes of \$3,095. Whether you're seeking a full-time residence or a peaceful retreat, this property—steps from the new inland marina—delivers. The low-maintenance, fully landscaped yard provides ample space for gardening, a greenhouse, RV parking, or simply enjoying the outdoors. A 20' x 40' woodworking shop with a washroom, fish cleaning station, storage, and cold room is a tinkerer's dream. Entertain on the expansive 16' x 42' deck with an outdoor kitchen, unwind on the covered front veranda, or gather around the firepit gazebo, all while soaking in breathtaking sunsets, sunrises, or the Northern Lights over the lake. Full-length windows along the front and sides bring these views indoors. Inside, the open-concept kitchen, dining, and living area boasts a vaulted ceiling and a cozy Blaze King wood stove that keeps winters warm and heating costs low. The kitchen shines with bright white cabinetry, stainless steel appliances, a large prep area with an eating bar, and a walk-through pantry with a stand-up freezer. Spacious front and rear entrances feature oversized closets, with the rear leading to a laundry/mechanical room and pantry access. The living room offers plenty of space for gatherings. The main bathroom includes a heated jacuzzi tub and ample storage, while the primary bedroom boasts a walk-in closet and a luxurious ensuite with a dual-head walk-in shower, double sinks, and floor-to-ceiling linen towers. Two additional bedrooms

complete the layout. RedSky offers municipal water and sewer, playgrounds, a marina, and a beach, with excellent year-round fishing and a nearby boat launch. Downsizing never looked so appealing &mdash; this move-in-ready retreat awaits!