



155 Peace River Avenue
Joussard, Alberta

MLS # A2306606



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	1,330 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	1.17 Acres		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Vie		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	Residential
Foundation:	Perimeter Wall, Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: N/A

Welcome to the Fish Camp, a charming lakefront cottage nestled on 1.17 acres in Joussard, Alberta, on the shores of Lesser Slave Lake. Built in 2010 with exceptional care and attention to detail, this 1,330 square foot home features ceramic flooring that beautifully mimics the look of hardwood while offering the durability of tile. Throughout the cottage, you'll find solid wood trim and doors, along with stunning Alder cabinetry. Don't miss the thoughtfully built-in desk in the rear entrance or the convenient lower drawer in the bathroom cabinetry. Custom wood blinds and heated bathroom floors elevate the comfort level to a must-have luxury. A French door leads from the primary bedroom to the back covered deck, where an 8-person hot tub awaits. Both the front and rear decks are constructed with maintenance-free composite decking. For those looking to move right in call, email, or text today to book your private viewing of the Fish Camp. Directions available upon request.