



GRASSROOTS
REALTY GROUP

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219 162 Peace River Avenue
Joussard, Alberta

MLS # A2311611



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	993 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Off Street, RV Access/Parking, Stall		
Lot Size:	0.26 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 650
Basement:	Full	LLD:	7-74-13-W5
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms)	Zoning:	R
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Storage, Vaulted Ceiling(s)		

Inclusions: Fish cleaning station

Tucked into the sought-after recreational community of Redsky near Joussard, Alberta, this luxurious four-season lake retreat offers the perfect blend of relaxation, recreation, and upscale comfort. Just minutes from the lake and surrounded by walking trails, tennis courts, and a brand-new marina currently under development, this vibrant bare land condo community comes alive in the summer with boating, campfires, and endless outdoor adventure. The drive in feels like you're leaving the hustle behind, only to arrive at a hidden lakeside gem buzzing with excitement, nature, and community spirit. Built in late 2015 on a beautifully landscaped and fully fenced 11,800 sq ft lot tucked into a quiet cul-de-sac, this meticulously maintained bungalow offers just under 1,000 sq ft above grade plus a full 5-foot ICF concrete basement for incredible storage and functionality. From the moment you walk inside, the soaring 17-foot vaulted ceilings, floor-to-ceiling wall of windows, and stunning lake-facing views create an atmosphere that feels warm, peaceful, and instantly inviting. The gas fireplace anchors the main living space, making it the perfect place to unwind after a day on the water or trails. The high-end kitchen was thoughtfully designed with granite countertops, stainless steel appliances, soft-close cabinetry, and a large island with eat-up bar seating, ideal for entertaining family and friends. Triple-pane windows, hard board siding, and air conditioning ensure year-round comfort and efficiency. Step outside onto the massive 12x26 deck where evenings are best spent around the fire, relaxing under the stars and soaking in the peaceful surroundings. The detached heated 24x36 garage with 10-foot ceilings offers endless versatility beyond vehicle storage. Complete with a spa-like bathroom and shower, it's incredibly convenient for lake guests and outdoor entertaining.

keeping sandy feet and wet bathing suits out of the main home. With its size and amenities, the garage could easily be transformed into a games room, bunkie, workshop, or additional entertaining space. There's room for every lake toy imaginable with ample storage for boats, ATVs, paddle boards, and recreational gear. The property also features a fully serviced RV pad with 30-amp power, water, and sewer hookups for visiting guests, plus an additional RV plug at the front of the garage. A matching powered 10x10 shed, woodshed, mature trees, extensive landscaping, fish-cleaning station with sink, and one of the most talked-about lawns in the community complete this exceptional property. Offered fully furnished just bring your suitcase and start enjoying lake life immediately. Located approximately 45 minutes west of Slave Lake, 20 minutes to High Prairie, and only 3 hours from Edmonton, this is the ultimate turnkey Alberta lake escape where luxury meets laid-back living.