



**2 Key Cove 2nd Street
Joussard, Alberta**

MLS # A2312826



\$730,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 2,550 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 2.67 Acres | | |
| Lot Feat: | Back Yard, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Lawn, Many Tre | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 400 |
| Basement: | Full | LLD: | 3-74-13-W5 |
| Exterior: | Vinyl Siding | Zoning: | BR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | n/a | | |

Looking to escape the hustle of the city and embrace peaceful country living? Welcome to this incredible 1.5-storey retreat on 2.67 acres in the sought-after lakeside community of Key Cove Estates in Joussard, where resort-style living becomes your everyday reality. This one-of-a-kind gated property is thoughtfully designed for comfort, entertaining, and multi-family living, featuring 3 bedrooms, 2 bathrooms, 2 loft living spaces, 2 full kitchens, 2 furnaces, 2 central vac systems, 2 A/C units, and 2 stunning wood-burning fireplaces. Step inside to a spacious entryway and unique layout. The left wing showcases an inviting open-concept living area with soaring wood-panelled vaulted ceilings, abundant natural light, and a beautiful wood-burning fireplace. The kitchen features a large island with eat-up bar, stone countertops, tile backsplash, and ample cabinetry. Off the dining area, enjoy a massive front deck perfect for BBQs and outdoor entertaining. This level also includes a bedroom and a beautifully finished bathroom with dual sinks and walk-in shower. Upstairs, a cozy loft bedroom overlooks the main living space and offers a walk-out balcony with tranquil backyard views, plus an additional bedroom. The right side of the home offers even more charm and functionality with an office overlooking the grand foyer, plus another stunning open-concept kitchen and living area featuring a massive island, skylight, contemporary finishes, and an antique wood-burning stove. The dining area opens onto a large balcony, creating seamless indoor/outdoor living. This side also includes a spacious primary bedroom with walk-in closet, luxurious 5-piece bathroom with dual sinks, and an additional loft-style bedroom upstairs. Outside is where this property truly shines with an oversized double-attached garage, massive 32x60 shop with concrete flooring, charming pine cabin guesthouse,

separate 3-piece shower house, and an additional 10x20 garage currently set up as a workshop. Designed for outdoor living, the property also features a hot tub area, professionally finished concrete firepit and picnic area, beautiful rear patio, and gas BBQ hookups on both decks for effortless entertaining. Surrounded by mature trees and landscaped grounds, the property includes cherry trees, haskap bushes, raspberries, and a garden space. Residents of Key Cove Estates enjoy access to Hidden Shores Private Marina on Lesser Slave Lake, offering boating, fishing, and endless lakeside recreation. Whether you're searching for a full-time residence, year-round getaway, or the perfect property for hosting family and friends, this dream lakeside acreage offers it all. Don't miss your opportunity to own this incredible slice of paradise!