



12-1st JOUSSARD N
Joussard, Alberta

MLS # A2318722



\$249,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.46 Acre		
Lot Feat:	Corner Lot, Garden, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home		

Inclusions: none

Just listed! Located in the Hamlet of Joussard just off the shores of Lesser Slave Lake in Alberta, you can reside in this 3 Bedroom Manufactured Home. This home offers you approximately 1400 sq ft of living space on one level. The kitchen has plenty of counter space and has an open breakfast/eating area. Just off the kitchen is the formal dining area with built in china/display cabinet with plenty of storage for small appliances and cookware below. The living room is open to the dining area and both have large windows to enjoy plenty of sunlight everyday. With the bonus family room for entertaining with a bar area you have plenty of room for guests or family gatherings. A full 3 piece bathroom and a second private 2 piece bathroom and the vanity sink in its own area. The master bedroom has double closets perfect for his/her clothing storage. A 16 x 24 garage is insulated and has power to it. Complete with concrete floor and a roll up door for parking or storage. The lot is approximately 100' by 200' and has a garden area and is low maintenance with plenty of room to park your RV. Book your appointment for your private viewing and get ready to enjoy living near the lake!