



**#9 1st Avenue SW
Joussard, Alberta**

MLS # A2322491



\$149,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	900 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.69 Acre		
Lot Feat:	Corner Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Hamlet Residential
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Tucked away just two streets back from the shores of Lesser Slave Lake, this cozy 900 square foot bungalow sits proudly on a generously sized lot shaded by towering mature trees, offering a rare opportunity for the right buyer to put down roots in one of Alberta's most beloved lakefront communities. This three-bedroom, one-bathroom home is brimming with potential and awaits someone with a vision to roll up their sleeves and breathe new life into its walls. This home, however, is not without its needs—the shingles are calling for replacement, the flooring throughout requires updating, and a thorough review of the water pipes is highly recommended to ensure peace of mind for years ahead. Yet beyond the work lies immense reward, for the lot itself is a true standout feature, with room for gardening, play, or simply enjoying the crisp northern air beneath the canopy of mature trees that provide both beauty and privacy. Location could not be more ideal, as you are mere moments from the lakefront, where days can be spent boating, fishing, or strolling along the water's edge, all while enjoying the quiet charm of Joussard and its friendly, close-knit atmosphere. With good bones and an unbeatable setting, this property is a canvas waiting for your personal touch—an investment in lifestyle, potential, and the chance to create a lakeside retreat that is entirely your own, offered to those who can see past the repairs and recognize the treasure that lies beneath. Call today to book your viewing.