



GRASSROOTS
REALTY GROUP

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**#132 160 Peace River Avenue
Joussard, Alberta**

MLS # A2327092



\$169,900

Division: NONE

Lot Size: 0.24 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: Residential

Water: -

Sewer: -

Utilities: -

Lot 61B in Joussard's Red Sky community offers a prime marina-backing vacant lot at just \$169,900, with all utilities already in place—so you're ready to build or park with no extra hookup delays. For those who want to move in immediately, the seller offers a complete turnkey package that includes the lot, a 2020 Coachmen Apex 300 BHS (a 34-foot bunkhouse that sleeps ten with a full kitchen, bath, AC, outdoor kitchen, and multiple slide-outs), plus a deck, 12 x 24 garage, and accessories—allowing you to start enjoying lake life right away while you plan your future dream home. A boat slip is just \$1,200 annually, condo fees run \$1,100 seasonally or \$1,400 year-round (water/sewer included), and the community boasts a sandy beach, sports courts, trails, and pet-friendly spaces in a peaceful setting 35 km from High Prairie and about three hours from Edmonton. Swim, boat, fish, or snowmobile through every season—and whether you choose the vacant lot or the full package, you're securing your slice of Alberta's lake country, with the complete move-in-ready package available for one all-in price of \$210,000. Call to book your viewing today.