



GRASSROOTS
REALTY GROUP

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19 1st Avenue SW
Joussard, Alberta

MLS # A2327823



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	865 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Cleared, Few Trees, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	Residential Market
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: n/a

This charming turn-key 3 bedroom family home awaits its new owners to enjoy living in the hamlet of Joussard, Alberta, just minutes from the shores of Lesser Slave Lake. This opportunity to own an affordable home or investment property offers three bedrooms, open kitchen dining area and a bright and cheery family room. Provisions for aging in place with an exterior ramp, accessibility a wider door to the master bedroom, and a sliding barn door to the large three piece bathroom. Main floor laundry and newly installed vinyl plank flooring in the family room and open kitchen dining area. The landscaping is low maintenance and the outside firepit area has plenty of room for entertaining or just private use of sitting by a campfire all summer long. If you enjoy fishing, you don't have far to go as the home is within 2 blocks of the lake and marina. The oversize lot offers plenty of room to park your boat, motorhome or recreational toys and for the family great potential with the huge yard for children to play. Don't just dream of living in a smaller community with stores, school, Community hall, seniors centre, you just need to make the call to have your private viewing of what could be your new home.