



GRASSROOTS
REALTY GROUP

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**21 Peace River Avenue Peace River E
Joussard, Alberta**

MLS # A2328537



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,600 sq.ft.	Age:	1945 (81 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street, Quad or More Detached, RV Access/Parking, Single Garage Detach		
Lot Size:	1.98 Acres		
Lot Feat:	Back Yard, Gazebo, Gentle Sloping, Landscaped, Lawn, Low Maintenance La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	13-74-9-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	rm
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Natural Woodwork, Primary Downstairs, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Nestled on a large 1.9 acre parcel in the hamlet of Joussard, Alberta this property is well known for the family's history of the "local milk man" delivering fresh milk and the original milk pelting shed still standing. The two story compact home with approximately 800 sq ft on each level home was built in the mid forties and as you enter the home from the covered porch to the open kitchen/dining room, step back in time. Featuring the original unique hand crafted wood cupboards with built in flour/sugar bins, plenty of drawers and storage, a "secret" door that provides access to the basement. A built in drop down ironing board, high ceiling, well lit dining area features built in bench seating around the dining table area. The large family room for provides ample space for family and friends. The main floor has the primary bedroom, a three piece bathroom and main floor laundry. Upstairs level with 5 bedrooms with built in cubby storage drawers avoiding the need of dressers and a 3 pc bathroom. The basement has access also from the outside. The yard is a paradise that makes you feel like you are camping somewhere else but it could be your own back yard! A large custom built dock over 200 feet long with seating bench at the back of the property leads directly to the lakeview where you can listen to the birds and watch boats on the water of Lesser Slave Lake. Outside in the park like setting is a 16 x 24 garage, and a large 18 x 30 gazebo with lift 4 lift up sections that open as awnings, ample space for picnics, and 2 full large bathrooms. The 16 x 24 shed with a rollup door and side door access would make a great guest house as a 3 pc bathroom is installed and has provisions for future hookup and development using your own finishing touches. A covered attached 5 x 24 wood storage area providing plenty of storage of firewood for camping. Still

want more? There is a separate shed with power box and with six 30 amp RV parking stalls with power plugins are already there and a dump station on the property! (Excludes RVS on site, 4 x 15 wood shed and 2 cabins that are not included) Don't miss looking at the "hubcap" shed where you can store your garden tools and the little smoke house beside it! If you like fishing the community offers harbours to launch your boat! Book your private viewing today to see the potential this has for your dreams to become a reality of owning a piece of serene peaceful land!