



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**26 Peace River Avenue
Joussard, Alberta**

MLS # A2332667



\$384,900

Division: NONE

Lot Size: 1.14 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: Hamlet Residential

Water: -

Sewer: -

Utilities: -

In the welcoming community of Joussard, this expansive 1.14-acre parcel at 26 Peace River Avenue presents a rare and exciting opportunity for buyers looking to build their ideal home or cottage. Formerly the site of a single-family residence, this property is primed for development thanks to its direct road access and full municipal utility connections—including water, sewer, and natural gas—which are available at the lot line. Adding to its appeal, the property is already partially fenced on three sides, giving you a head start on establishing privacy and defining your outdoor space. Located just moments from the shores of Lesser Slave Lake, this property balances peaceful country living with convenient access to local amenities, making it an ideal setting for year-round residency or a seasonal retreat. Don't let this lot slip away—contact a Realtor today to arrange a viewing and start bringing your vision to life.