



GRASSROOTS
REALTY GROUP

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**79 Peace River Avenue
Joussard, Alberta**

MLS # A2337110



\$324,900

Division: NONE

Lot Size: 0.17 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: Hamlet Residential

Water: -

Sewer: -

Utilities: -

Situated in the community of Joussard on the stunning shores of Lesser Slave Lake, this vacant lakeside lot presents a rare opportunity to set up the perfect recreational getaway. The property is nicely grassed and shaded by a couple of mature trees, creating a peaceful, park-like setting that offers a beautiful backdrop for your new home or RV. The lot is partially fenced, providing a sense of definition and privacy while you plan your ideal layout. Featuring a rocky shoreline that offers clear, weed-free access to the lake, you can enjoy the pristine waters of Alberta's second-largest lake. With municipal services available at the road, this lot is not only a canvas for your imagination but also a practical choice for year-round living or seasonal escapes in a community known for its marina, excellent fishing, and outdoor recreation.