



GRASSROOTS
REALTY GROUP

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6 Second avenue SW
Joussard, Alberta

MLS # A2339221



\$299,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.69 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	r
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Track Lighting, Vaulted Ceiling(s)		

Inclusions: none

Just listed in the hamlet of Joussard this beautiful affordable home. The 3 bedroom 1520 sq ft home is ready for the new owners to live in a quiet neighborhood and has had new flooring and trims throughout. Numerous features include 2 full bathrooms, vaulted ceilings, large open kitchen with island and provision for new dishwasher, open dining area with patio doors, a built in china cabinet and a very spacious open family room complete with a gas fireplace. Large windows to allow sunshine year round. The 10 x 32 ft deck for enjoying the beautiful surroundings. The Master bedroom with walk in closet and a large 3pc ensuite with jacuzzi tub, linen storage and spacious vanity. The private back yard with fire pit and numerous natural habitant plants and trees to feel the true natural beauty. The lot is .69 acres with plenty of room to enjoy. If you are into fishing, the community has access to the Lesser Slave Lake just minutes away. Call listing office for appointment to view!