



GRASSROOTS
REALTY GROUP

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18, Lakeview Drive
Joussard, Alberta

MLS # A2341039



\$324,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,986 sq.ft.	Age:	1930 (96 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.46 Acre		
Lot Feat:	Back Lane, Corner Lot, Lake		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	Residential
Foundation:	Other	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Natural Woodwork, No Smoking Home, Vinyl Windows		

Inclusions: Outbuildings

Tucked in behind the historic church in the heart of Joussard, this one-of-a-kind property sits on a half-acre corner lot, fully fenced and loaded with character. From the main floor and the upstairs suite, you get those wide-open lake views that make this area so special—perfect for morning coffees or evening wind-downs while the light dances across the water. The home itself offers incredible flexibility with a separate two-bedroom suite upstairs, ideal for rental income, multi-generational living, or a private guest retreat. Downstairs on the main floor, you'll find two more bedrooms, a full bathroom, and an open-concept living, dining, and kitchen area that keeps things cozy and connected. A wrap-around sunroom faces the lake, giving you front-row seats to the changing seasons. What really sets this place apart is the foundation—hand-pressed rock work you just don't see anymore, braced with a solid concrete footing. It's a true conversation piece and a testament to the craftsmanship of a bygone era. Outside, the property shines just as bright: multiple outbuildings give you all the storage or workshop space you could ask for, and the attached heated garage is a game-changer for cold Alberta winters. Two furnaces keep things comfortable (one for the upstairs suite, one for the main floor and basement), and the unfinished basement offers tons of room for storage. As for the community, Joussard is all about laid-back lakeside living. You are at the beach, boating, fishing, and swimming at Lesser Slave Lake, with local campgrounds, a boat launch, and plenty of trails for hiking or snowmobiling. The village has that small-town Alberta charm where neighbours still wave, and life moves at a slower pace. Whether you're looking for a full-time home, a vacation getaway, or an income-producing property, this one checks all the boxes with a whole lot of

personality to boot. Call to book your viewing today!