



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

92 Peace River Avenue
Joussard, Alberta

MLS # A2342633



\$434,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,640 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.46 Acre		
Lot Feat:	Back Lane, Lake, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Hamlet Residential
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

A .46-acre fenced lot across from the shores of Joussard, this 2004-built home offers a great opportunity to enjoy lakeside living with a touch of rural charm. With 1,640 square feet of thoughtfully designed space, this 3-bedroom, 3-bathroom home is a study in clever functionality and comfort. The property immediately impresses with its decorative fenced yard, creating a private space. The impressive 26 x 24 garage provides ample room for vehicles, toys, and all your weekend projects. Step inside to discover a uniquely practical layout that sets this home apart. A dedicated side entrance leads into a combined laundry room and mudroom, complete with a convenient half bath—an ideal setup for rinsing off after a day on the lake or keeping the main living areas tidy. The true heart of the home lies in the expansive, open-concept kitchen and dining room, which flows seamlessly into the living area. This is where the home's setting truly shines; windows framing breathtaking views of the lake, allowing the water to become a living backdrop to your daily life. Whether you're enjoying your morning coffee or hosting an evening gathering, the beauty of Joussard is always on display from these main living spaces, making this property a choice that includes a combination of nature and function. Call today to book your viewing.