



GRASSROOTS
REALTY GROUP

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15 2 Avenue SW
Joussard, Alberta

MLS # A2343387



\$735,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,160 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Boat, Carport, Double Garage Detached, Gravel Driveway		
Lot Size:	0.69 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Many Trees, No Neighbours Behind		

Heating: Boiler, In Floor, Forced Air, Natural Gas, Wood Stove

Water: Public

Floors: Carpet, Hardwood, Tile

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: 8-74-13-W5

Exterior: Cement Fiber Board, Mixed, Stone

Zoning: HRE

Foundation: Poured Concrete, Slab

Utilities: -

Features: Kitchen Island, Pantry, Recreation Facilities, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Wired for Sound

Inclusions: NA

Welcome to your own lakeside retreat in Joussard, a vibrant community along the shores of Lesser Slave Lake — Alberta's second-largest lake and a year-round destination for boating, fishing, camping, ice fishing and outdoor adventure. This beautiful custom-built home has been exceptionally well cared for and offers a special mix of comfort, space and rural charm that makes life at the lake so inviting. Whether you're dreaming of summers spent together as a family, a peaceful place to retire, or simply somewhere with enough room to gather your favourite people, this is a property designed to be enjoyed. Inside, vaulted ceilings and dormer-style windows fill the home with beautiful natural light, while in-floor heat adds warmth and comfort throughout. The kitchen is made for gathering, featuring stone countertops, an oversized fridge and freezer, high-end gas range, dishwasher and plenty of storage, including a clever pantry-style space beneath the stairs. The main-floor primary suite feels like its own little retreat, complete with a bay window to watch the sunrise, walk-in closet and full ensuite with a soaker tub and tiled shower. Main-floor laundry adds everyday convenience, while the full wrap-around deck gives you plenty of space to slow down, entertain and enjoy the changing seasons. Outside, the property is just as special. The fenced yard and extended, gated driveway offer added privacy and plenty of storage space, while established garden beds, a greenhouse, raspberry bushes, perennials and lush shrubs create a beautiful, welcoming setting. Spend summer evenings around the fire-pit, unwind in the wood-fired hot tub, relax in the hammock, or simply enjoy the quiet. There's even a clothesline for a little touch of country living. Adding even more value is the carriage-style double heated garage with a private one-bedroom,

one-bathroom suite above — ideal for visiting family and friends, extended stays, or potential short-term rental use. This is more than a home at the lake; it's a place to rest, gather, host, explore and make memories for years to come — with four seasons of recreation right at your doorstep. Additional updates worth noting—the current owners have recently had the home freshly painted, along with new shingles that carry an impressive 50-year rating, adding even more value and peace of mind. This is a property that truly needs to be experienced in person to appreciate everything it has to offer. Call your favourite Realtor® to book a viewing and come see for yourself what makes this Joussard property so special.