



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**#40 Peace River Avenue
Joussard, Alberta**

MLS # A2345818



\$239,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Cottage/Cabin		
Size:	761 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 650
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Communal Recreational
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
--------------------	-----

Discover your lakeside retreat in the community of Redsky, Joussard, placing you right next to some of the best fishing in the region. This 2-bedroom, 1-bathroom modular cottage delivers an efficient, functional layout featuring an open kitchen and living area, a dedicated laundry room, and a 3-piece bathroom. Enjoy outdoor living on the covered front deck, or take advantage of the back deck, which offers excellent potential to add a direct exterior access door from one of the bedrooms. Situated on a clean, manicured lot, this property is ideal as a seasonal getaway or a low-maintenance permanent residence for outdoor enthusiasts. Call, text or email today!