

# \$525,000 - 151 Peace River Avenue, Joussard

---

MLS® #A2199505

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,576 sqft

Residential on 1.20 Acres

NONE, Joussard, Alberta

Whether you are looking for a retreat, a home away from home or just a new residence, this beautiful home is located on the lake side of Peace River Avenue in the community of Joussard. Sitting on over an acre of land, nestled in the trees you will find this charming 1 1/2 storey home. Built in 2014 with 4 bedrooms, 3 bathrooms and a large deck out front with lots of room for everyone. On the main level you have a good sized entry, 2 bedrooms, a full bath and Great Room area that combines the kitchen, dining and living room with cozy gas fireplace and all face out to the back yard. Heading upstairs to 2 more bedrooms, another bathroom and a second living room area that is open to the level below and enjoys a view out to the lake. Other nice features of this property are a 3rd bathroom that is located on the outside of the home off the deck so your guests or kids don't have to walk through the home to use the washroom and an RV hookup for guests. All of this and on full town services including water and sewer. This might be the time to start relaxing and take a look at this awesome lake house. Call for your appointment to view.

Built in 2014

## Essential Information

MLS® #                    A2199505

Price                      \$525,000



Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,576
Acres	1.20
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	151 Peace River Avenue
Subdivision	NONE
City	Joussard
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1J0

### **Amenities**

Parking	Additional Parking, Off Street, Parking Pad, RV Access/Parking, Driveway
Waterfront	See Remarks

### **Interior**

Interior Features	Ceiling Fan(s), French Door, Natural Woodwork, No Smoking Home, Pantry, Recreation Facilities, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Range, Refrigerator, Window Coverings
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lake, Lawn,

Many Trees, No Neighbours Behind, Private

Roof	Metal
Construction	Composite Siding
Foundation	Poured Concrete, Slab

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	48
Zoning	Residential

### **Listing Details**

Listing Office	Royal LePage Valley Realty
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.