

**22 Street E**  
**Joussard, Alberta**

**MLS # A2245819**



**\$980,000**

**Division:** NONE

**Lot Size:** 9.40 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 3-74-13-W5

**Zoning:** Farmland

**Water:** -

**Sewer:** -

**Utilities:** Electricity

Discover an incredible opportunity with this 9.4-acre lakefront property in the thriving lakeside community of Joussard, located on the shores of Lesser Slave Lake, one of Alberta's largest and most scenic lakes, known for its excellent fishing, boating, and water sports. Situated right next to Alberta's largest marina, this prime property offers easy access to all the recreational activities the area is famous for. The front of the lot is fenced with a gate, power has already been run onto the property, and municipal water is available in the area, making development that much easier. The current land use is farmland to keep taxes affordable, and the property presents huge potential for subdivision, building rental cabins, or developing a campground. Joussard itself offers year-round enjoyment with a public beach, boat launches, a playground, community hall, convenience store, and school, all contributing to a welcoming, family-friendly atmosphere. Whether you're looking to invest, build, or create a recreational getaway, this rare lakefront property is a must-see.