

26, 1st Avenue SW  
Joussard, Alberta

MLS # A2138422



**\$289,900**

**Division:** NONE

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 872 sq.ft. **Age:** 2000 (26 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Double Garage Detached

**Lot Size:** 0.22 Acre

**Lot Feat:** Back Yard

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Hamlet Residential
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

A 2000-built home and detached garage in the lakefront community of Joussard, Alberta. This bi-level has 872 square feet of living space upstairs and the option to finish the 872 square feet downstairs. The downstairs is partially finished with wall petitions, drywall and a 75% finished second washroom. The open-concept living room, dining room, and kitchen have cathedral ceilings and large windows. The main floor laundry combo back entrance is an added functional bonus. The two-car garage will store your lake toys and the property has full RV hookups for added guests. If living at the lake is calling you: this may be the perfect property to call home. New shingles installed on house July 2025. Call, email, or text today to book your personalized showing.