

75 Peace River Avenue  
Joussard, Alberta

MLS # A2223826



**\$599,000**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | Bungalow                                                               |               |                   |
| <b>Size:</b>     | 1,030 sq.ft.                                                           | <b>Age:</b>   | 1951 (74 yrs old) |
| <b>Beds:</b>     | 3                                                                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Detached                                                 |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Gentle Sloping, Lake, Landscaped, Lawn, Low Maintenance Landscape, Man |               |                   |

|                    |                                                                                                           |                   |             |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air                                                                                                | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Other                                                                                             | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle                                                                                           | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full, Partially Finished                                                                                  | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Composite Siding                                                                                          | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Poured Concrete                                                                                           | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Bookcases, Ceiling Fan(s), French Door, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows |                   |             |

**Inclusions:** Flanking bookshelves in the living room, fridge & freezer downstairs.

Discover the boutique-style lakefront retreat at 75 Peace River Avenue, nestled in the desirable community of Joussard on the stunning shores of Lesser Slave Lake. This architecturally renovated 1030-square-foot home blends modern comforts with breathtaking lakeside living, featuring a renovated kitchen with a breakfast bar and a unique stained glass art piece that bathes the space in colorful light over the sink. Appliances have been replaced within the last 3-5 years, the refrigerator has a bin type ice maker.. The updated washroom and durable commercial-grade marmoleum flooring throughout add both style and functionality. The bathroom offers a birds eye view of the lake: a 6 jetted tub and grab bars for safety. Thoughtful 2009 renovations brought significant upgrades including enhanced insulation, double and triple-glazed windows, and a new roof, ensuring year-round comfort and energy efficiency. Outside, well-established perennial beds add vibrant color and charm to the property, while the spacious 20' x 26' detached garage (1998) with an overhead gas heater and updated shingles (2018), along with a handy workshop/storage room, providing ample space for hobbies and storage. The home's design perfectly complements its waterfront setting, featuring a walk-out basement leading to the lake and a primary bedroom with garden doors that open to a deck offering water views&mdash;ideal for morning coffee or evening relaxation. The deck includes stairs down to a lakeside BBQ area, while a private sunken fire pit creates an inviting space for gatherings under the stars. Recent updates, including a hot water tank (2018) and upgraded electrical, plumbing, and furnace (2005), offer peace of mind for years to come. Whether you're seeking a year-round residence or a serene getaway, this property delivers an exceptional blend of artistic charm,

modern comfort, and unbeatable lakefront living&mdash;a rare opportunity to own one of Lesser Slave Lake&rsquo;s most coveted waterfront homes. Click on the video link to see more.