

# \$400,000 - 11 2nd Avenue Sw, Joussard

MLS® #A2222386

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,740 sqft

Residential on 0.34 Acres

NONE, Joussard, Alberta

Peace and tranquility on Lesser Slave Lake. This beautiful home is located 2 blocks off the busy Peace River Avenue. No neighbors behind so you can enjoy the Birds, Fireflies, and Wildlife. Only 2 blocks to the Inland Mariana or about 1 mile to Shadow Creek Marina and a short boat ride to amazing Walleye Fishing. Many renos in the past 4 years, including the entire Cedar outside being stained, most of the upper area painted, new flooring in the kitchen, dining, and living areas, new countertops, and some new doors, as well as some new trim. Loads of windows both up and down to enjoy the sunshine. Upper floor has a great kitchen with peninsula and is open to the dining room and the living room. Also on the upper floor are 2 bedrooms and a full bathroom. Lower floor features a large games room, a 3rd bedroom, an amazing 2nd bathroom with a 3' x 6' tiled shower with jets on both ends and Italian marble on the floor, and a laundry and storage rooms. There is a wrap around deck going from the dining area around to the second entry. Loads of trees outside with a firepit and 2 raised garden beds. A wonderful home to enjoy both the indoors and the outdoors. Most furnishings are available to be included in the purchase. Simply bring your wardrobe and move in and enjoy!!! One of sellers is a licensed Realtor in the Province of Alberta.

Built in 2007



## Essential Information

MLS® #	A2222386
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,740
Acres	0.34
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	11 2nd Avenue Sw
Subdivision	NONE
City	Joussard
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1J0

## Amenities

Parking Spaces	6
Parking	None

## Interior

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, Many Trees, No Neighbours Behind, Brush, Irregular Lot
Roof	Metal
Construction	Cedar

Foundation                      Slab

**Additional Information**

Date Listed                      May 18th, 2025  
Days on Market                47  
Zoning                              RN

**Listing Details**

Listing Office                    Realty Executives North West

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