

# \$599,000 - 75 Peace River Avenue, Joussard

MLS® #A2223826

**\$599,000**

3 Bedroom, 1.00 Bathroom, 1,030 sqft  
Residential on 0.22 Acres

NONE, Joussard, Alberta

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 withing 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—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—a rare opportunity to own one of Lesser Slave Lake's most coveted waterfront homes. Click on the video link to see more.

Built in 1951

**Essential Information**

MLS® #	A2223826
Price	\$599,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,030
Acres	0.22
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	75 Peace River Avenue
Subdivision	NONE
City	Joussard
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1J0

**Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1
Is Waterfront	Yes

### Interior

Interior Features	Bookcases, Ceiling Fan(s), French Door, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Microwave Hood Fan
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Landscaped, Lawn, Many Trees, Gentle Sloping, Lake, Low Maintenance Landscape, Waterfront
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 21st, 2025
Days on Market	91
Zoning	Residential

### Listing Details

Listing Office	Grassroots Realty Group - High Prairie
----------------	--

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.