

# \$529,900 - #7 Lakeview Drive, Joussard

MLS® #A2257325

**\$529,900**

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.46 Acres

NONE, Joussard, Alberta

In the community of Joussard, Alberta, on the shores of Lesser Slave Lake, this charming 7-year-old story-and-a-half cottage offers a unique blend of modern comfort and rustic character. The 1,200 square foot main home features a welcoming open-concept layout where the living room, kitchen, and dining area are unified by a cozy wood-burning stove; perfect for chilly evenings. The rustic kitchen is equipped with stainless steel appliances, including a gas stove, and offers the convenience of main-floor laundry tucked away in a closet. The main floor hosts one comfortable bedroom and a full 3-piece bathroom, while a custom-crafted diamond willow railing leads you upstairs to a private loft. This secluded primary bedroom retreat features its own 3-piece ensuite bathroom, complete with a walk-in mobility shower. The property's exceptional value is amplified by a massive 32' x 38' heated detached garage and a fully fenced, large yard. Above the garage, a versatile suite complete with a bathroom and balcony offers incredible potential for guests, family, or rental income. This is a truly special property that combines craftsmanship, functionality, and a highly sought-after lakeside location. Call today to book your viewing.

Built in 2018

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2257325          |
| Price          | \$529,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,200             |
| Acres          | 0.46              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | #7 Lakeview Drive |
| Subdivision | NONE              |
| City        | Joussard          |
| County      | Big Lakes County  |
| Province    | Alberta           |
| Postal Code | T0G 1J0           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan |
| Appliances        | Gas Stove, Refrigerator, Washer/Dryer, Window Coverings                                          |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Wood Burning                                                                                     |
| Basement          | None                                                                                             |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape |
| Roof            | Metal                                                              |
| Construction    | Composite Siding                                                   |
| Foundation      | Perimeter Wall, ICF Block                                          |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 49                   |
| Zoning         | Residential          |

### **Listing Details**

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

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