

# \$897,000 - 81 Peace River Avenue, Joussard

MLS® #A2259965

**\$897,000**

3 Bedroom, 2.00 Bathroom, 2,180 sqft

Residential on 0.30 Acres

NONE, Joussard, Alberta

A cottage in Joussard, Alberta, inviting you to enjoy a year-round lakefront lifestyle. This 2009-built home is perfectly designed for lakeside living, offering both comfort and incredible functionality. The main house features three bedrooms and two bathrooms, but the standout feature is the expansive, heated 28' x 40' garage. This incredible space includes a versatile bonus bedroom and bathroom, accessible through French doors to its own fenced, private yard with direct access to the lake—ideal for guests, extended family, or a home business. With room for a pontoon boat or RV, the garage is a dream come true for outdoor enthusiasts. A multi-level, wrap-around deck with glass panels provides breathtaking views of the lake, with stairs leading down to a rocky/sandy beach. The yard is thoughtfully laid out with multiple fenced areas, including the one connected to the garage bedroom for ultimate privacy, and another east-facing fenced yard wrapping around to the front of the home. Enjoy the multiple raised south-facing gardens placed strategically around the driveway and front of the home.

Inside, the home is oriented to maximize the stunning lake views. An east-facing entrance serves as a practical mudroom with a stacking washer/dryer, while the sunroom, living room, and open-concept kitchen/dining area all overlook the water. The living room is warmed by a gas fireplace and features custom bookshelves, creating a cozy atmosphere. The



primary bedroom is , complete with a walk-in closet and an ensuite boasting a soaking tub and a stand-up shower. To book your personalized viewing call, email or text your Realtor today!

Built in 2008

### Essential Information

MLS® #	A2259965
Price	\$897,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,180
Acres	0.30
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	81 Peace River Avenue
Subdivision	NONE
City	Joussard
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1J0

### Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes

### Interior

Interior Features	High Ceilings, Pantry
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Dock
Lot Description	Garden, Gentle Sloping, Lake, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Beach, Waterfront, Yard Drainage
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

## Additional Information

Date Listed	October 1st, 2025
Zoning	Hamlet Residential

## Listing Details

Listing Office	Grassroots Realty Group - High Prairie
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