

\$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 53
Zoning RN

Listing Details

Listing Office Realty Executives North West

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.