

\$259,900 - 13213 Township Road 734, Joussard

MLS® #A2247628

\$259,900

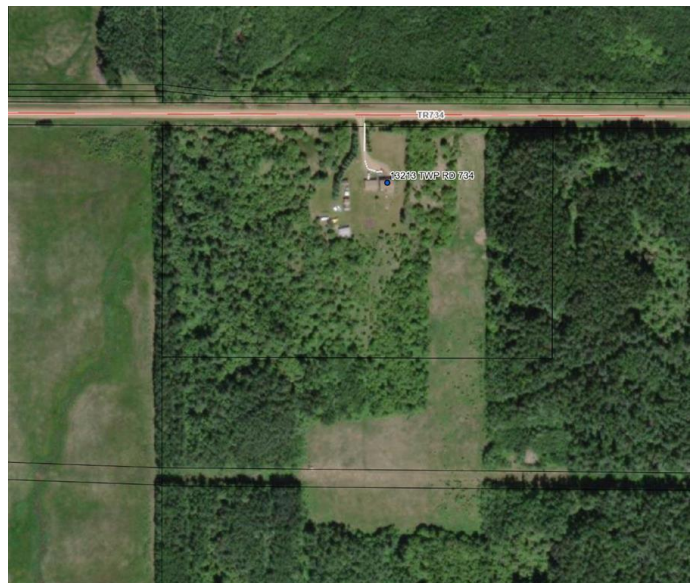
2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 16.73 Acres

NONE, Joussard, Alberta

16.73 Acres nestled in a peaceful setting just minutes from Joussard and the shores of Lesser Slave Lake, this charming 840 sq ft home offers cozy living with endless potential. The main house features two bedrooms and two bathrooms, with the option to easily convert the partially developed basement into a third bedroom or secondary living space. The basement includes framed walls, along with a convenient walk-out entrance and full laundry facilities. (Basement Bathroom has all fixtures - needs flooring, some drywall and a drop ceiling) Upstairs, a spacious walk-in pantry/coat room with a window adds practical storage and functionality. Outside, the property truly shines with a massive 24' x 32' detached garage on a concrete slab, perfect for vehicles, workshops, or extra storage. Multiple outbuildings provide even more space for hobbies or equipment. The landscaped front and back yards are surrounded by mature trees, offering privacy and natural beauty, while the south-facing back deck is ideal for soaking up the sun and enjoying the serene surroundings. Located near Crown land and just a short distance from Lesser Slave Lake, this home is a dream for outdoor enthusiasts—whether you love fishing, boating, hunting, ATVing, or simply exploring nature. Don't miss your chance to own this versatile country retreat—schedule a viewing today!

Built in 1970



Essential Information

MLS® #	A2247628
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	16.73
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	13213 Township Road 734
Subdivision	NONE
City	Joussard
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1J0

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Many Trees, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Wood

Additional Information

Date Listed August 11th, 2025
Days on Market 50
Zoning Country Residential

Listing Details

Listing Office Grassroots Realty Group - High Prairie

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