

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

MLS® #A2247628

\$259,900

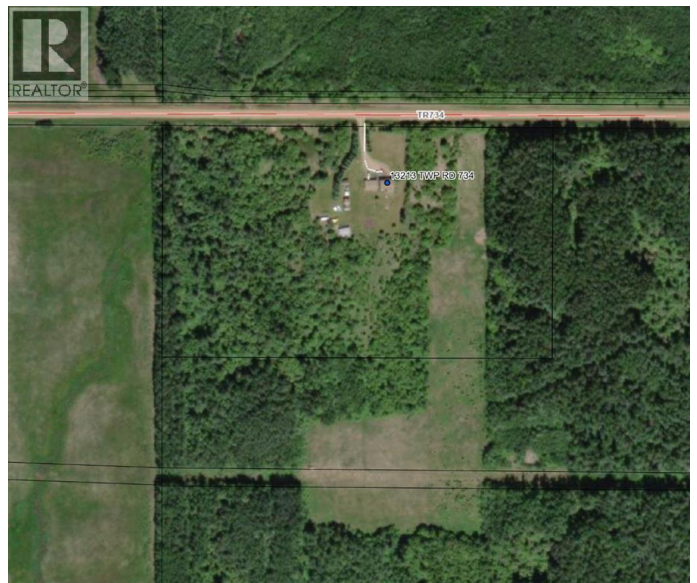
2 Bedroom, 1.00 Bathroom, 864 sqft

Single Family on 16.73 Acres

N/A, 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! (id:6289)

Built in 1970



Essential Information

Listing #	A2247628
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Square Footage	864
Acres	16.73
Year Built	1970
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	13213 Township Road 734
Subdivision	N/A
City	Joussard
Province	Alberta
Postal Code	T0G1J0

Amenities

Amenities	Water Nearby
Features	See remarks, No neighbours behind
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Wood

Listing Details

Listing Office	Grassroots Realty Group - High Prairie
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