

# \$599,000 - 75 Peace River Avenue, Joussard

MLS® #A2223826

**\$599,000**

3 Bedroom, 1.00 Bathroom, 1,030 sqft  
Residential on 0.22 Acres

NONE, Joussard, Alberta

Discover the boutique-style lakefront retreat at 75 Peace River Avenue, nestled in the desirable community of Joussard on the stunning shores of Lesser Slave Lake. This beautifully renovated 1030-square-foot home blends modern comforts with breathtaking lakeside living, featuring a renovated kitchen with a breakfast bar and a unique stained glass art piece that bathes the space in colorful light over the sink. The updated washroom and durable commercial-grade marmoleum flooring throughout add both style and functionality. Thoughtful 2009 renovations brought significant upgrades including enhanced insulation, double and triple-glazed windows, and a new roof, ensuring year-round comfort and energy efficiency. Outside, well-established perennial beds add vibrant color and charm to the property, while the spacious 20' x 26' detached garage (1998) with an overhead gas heater and updated shingles (2018), along with a handy workshop/storage room, providing ample space for hobbies and storage. The home's design perfectly complements its waterfront setting, featuring a walk-out basement leading to the lake and a primary bedroom with garden doors that open to a deck offering water views—ideal for morning coffee or evening relaxation. The deck includes stairs down to a lakeside BBQ area, while a sunken fire pit creates an inviting space for gatherings under the stars. Recent updates, including a hot water tank (2018) and



upgraded electrical, plumbing, and furnace (2005), offer peace of mind for years to come. Whether you're seeking a year-round residence or a serene getaway, this property delivers an exceptional blend of artistic charm, modern comfort, and unbeatable lakefront livingâ€”a rare opportunity to own one of Lesser Slave Lakeâ€™s most coveted waterfront homes. Click on the video link to see more.

Built in 1951

### Essential Information

MLS® #	A2223826
Price	\$599,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,030
Acres	0.22
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	75 Peace River Avenue
Subdivision	NONE
City	Joussard
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1J0

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Is Waterfront      Yes

## **Interior**

Interior Features      Bookcases, Ceiling Fan(s), French Door, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows

Appliances      Built-In Oven, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating      Forced Air

Cooling      None

Has Basement      Yes

Basement      Full, Partially Finished

## **Exterior**

Exterior Features      Fire Pit, Private Yard

Lot Description      Gentle Sloping, Lake, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Waterfront

Roof      Asphalt Shingle

Construction      Composite Siding

Foundation      Poured Concrete

## **Additional Information**

Date Listed      May 21st, 2025

Days on Market      35

Zoning      Residential

## **Listing Details**

Listing Office      Grassroots Realty Group - High Prairie

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