

# \$289,900 - 26, 1st Avenue Sw, Joussard

MLS® #A2138422

## \$289,900

2 Bedroom, 2.00 Bathroom, 872 sqft  
Residential on 0.22 Acres

NONE, Joussard, Alberta

A 2000-built home and detached garage in the lakefront community of Joussard, Alberta. This bi-level has 872 square feet of living space upstairs and the option to finish the 872 square feet downstairs. The downstairs is partially finished with wall petitions, drywall and a 75% finished second washroom. The open-concept living room, dining room, and kitchen have cathedral ceilings and large windows. The main floor laundry combo back entrance is an added functional bonus. The two-car garage will store your lake toys and the property has full RV hookups for added guests. If living at the lake is calling you: this may be the perfect property to call home. New shingles installed on house July 2025. Call, email, or text today to book your personalized showing.



Built in 2000

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2138422    |
| Price          | \$289,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 872         |
| Acres          | 0.22        |
| Year Built     | 2000        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bi-Level |
| Status   | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 26, 1st Avenue Sw |
| Subdivision | NONE              |
| City        | Joussard          |
| County      | Big Lakes County  |
| Province    | Alberta           |
| Postal Code | T0G 1J0           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Vinyl Windows, Laminate Counters, No Animal Home, Open Floorplan, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings                                            |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Partially Finished                                                                                            |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Wood            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | June 5th, 2024     |
| Days on Market | 529                |
| Zoning         | Hamlet Residential |

### Listing Details



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