

# \$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	462
Zoning	Hamlet Residential

### Listing Details



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