

# \$489,900 - 135, 162 Peace River Avenue, Joussard

MLS® #A2209675

**\$489,900**

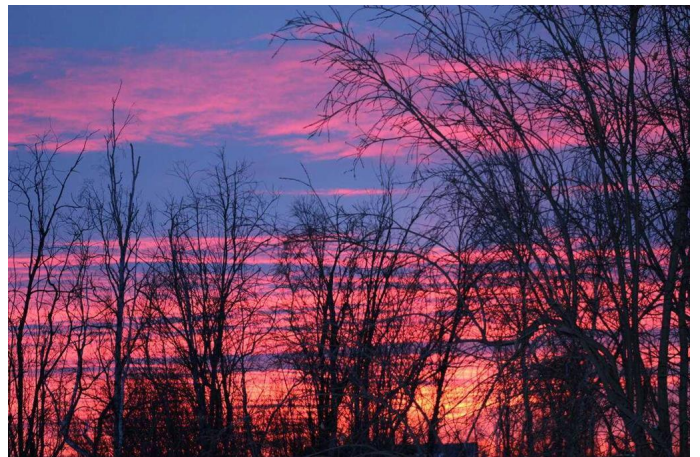
3 Bedroom, 2.00 Bathroom, 1,640 sqft

Residential on 0.38 Acres

NONE, Joussard, Alberta

For more information, please click on Brochure button below.

Nestled in the serene community of Joussard, AB, at 135, 162 Peace River Ave, this stunning 1,640-square-foot lakeview home offers the perfect blend of comfort and recreation. Built in 2016 on a generous 0.28-acre corner lot, this single-storey gem features three bedrooms, two bathrooms, and annual taxes of \$3,095. Whether you're seeking a full-time residence or a peaceful retreat, this property "steps from the new inland marina" delivers. The low-maintenance, fully landscaped yard provides ample space for gardening, a greenhouse, RV parking, or simply enjoying the outdoors. A 20' x 40' woodworking shop with a washroom, fish cleaning station, storage, and cold room is a tinkerer's dream. Entertain on the expansive 16' x 42' deck with an outdoor kitchen, unwind on the covered front veranda, or gather around the firepit gazebo, all while soaking in breathtaking sunsets, sunrises, or the Northern Lights over the lake. Full-length windows along the front and sides bring these views indoors. Inside, the open-concept kitchen, dining, and living area boasts a vaulted ceiling and a cozy Blaze King wood stove that keeps winters warm and heating costs low. The kitchen shines with bright white cabinetry, stainless steel appliances, a large prep area with an eating bar, and a walk-through pantry with a stand-up freezer. Spacious front and rear



entrances feature oversized closets, with the rear leading to a laundry/mechanical room and pantry access. The living room offers plenty of space for gatherings. The main bathroom includes a heated jacuzzi tub and ample storage, while the primary bedroom boasts a walk-in closet and a luxurious ensuite with a dual-head walk-in shower, double sinks, and floor-to-ceiling linen towers. Two additional bedrooms complete the layout. RedSky offers municipal water and sewer, playgrounds, a marina, and a beach, with excellent year-round fishing and a nearby boat launch. Downsizing never looked so appealing – this move-in-ready retreat awaits!

Built in 2016

**Essential Information**

MLS® #	A2209675
Price	\$489,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,640
Acres	0.38
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	135, 162 Peace River Avenue
Subdivision	NONE
City	Joussard
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1J0

**Amenities**

Amenities	Boating, Playground, Racquet Courts
Parking Spaces	6
Parking	Parking Pad, RV Access/Parking

## Interior

Interior Features	Ceiling Fan(s), Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Crown Molding, Master Downstairs, Wired for Data
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Range, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Satellite TV Dish, Tankless Water Heater
Heating	Forced Air, Natural Gas, Humidity Control, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	EPA Certified Wood Stove
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Fire Pit, Garden, Other, Private Entrance, Private Yard, Rain Gutters, Storage, Gas Grill, Outdoor Kitchen
Lot Description	Back Yard, Corner Lot, Garden, Irregular Lot, Lake, Level, Low Maintenance Landscape, Open Lot, Other, Corners Marked
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	Piling(s)

## Additional Information

Date Listed	April 8th, 2025
Days on Market	31
Zoning	CMR

## Listing Details

Listing Office	Easy List Realty
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