

# \$174,900 - 16, 160 Peace River Avenue, Joussard

MLS® #A2166453

**\$174,900**

1 Bedroom, 1.00 Bathroom, 288 sqft

Residential on 0.15 Acres

NONE, Joussard, Alberta

A 12 x 24 Tiny Home on a 6000 sq ft lot in the heart of Red Sky. Red Sky is the condo association on the west end of the lakefront community of Joussard, AB. Red Sky has a new addition of the marina. Check out the attached video to see the progress: having the ability to launch and dock your boat on-site is a true luxury for any lake enthusiast. In addition to the marina is a new sandy beach, outdoor sports court, and multiple playgrounds. Municipal Utilities include 100 amp power, Natural Gas, and 4-season water and sewer Services. The cottage may be small, recording in at a total of 288 square feet + the sleeping loft, but it has everything needed to enjoy this incredible community short or long-term. Heated with the natural gas fireplace, be prepared to be cozy year-round. The kitchen has a surprising amount of storage space, and the living room could be set up with a fold-out sofa for guests. The three-piece bathroom includes a stacking washer and dryer. The on-demand hot water tank is tucked away in the closet, occupying minimal space. Spend your time where it counts: enjoying the outdoors and refilling your bucket. Call, email, or text today to book your viewing.



Built in 2021

## Essential Information

MLS® #

A2166453

Price	\$174,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	288
Acres	0.15
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

### Community Information

Address	16, 160 Peace River Avenue
Subdivision	NONE
City	Joussard
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1J0

### Amenities

Amenities	Playground, Beach Access, Gazebo
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Refrigerator, Electric Stove, Microwave, Washer/Dryer Stacked
Heating	Baseboard, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	None
Lot Description	Irregular Lot, Lawn
Roof	Metal, Asphalt Shingle

Construction	Composite Siding
Foundation	None

**Additional Information**

Date Listed	September 18th, 2024
Days on Market	342
Zoning	Communal Recreational

**Listing Details**

Listing Office	Grassroots Realty Group - High Prairie
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