

\$1,350,000 - 4, 13520 Township 744 Road, Joussard

MLS® #A2215080

\$1,350,000

3 Bedroom, 2.00 Bathroom, 2,095 sqft

Residential on 3.00 Acres

NONE, Joussard, Alberta

Escape to your private retreat on 3 acres of pristine lakeside property in Southwest Shores Estates, Joussard, AB. This stunning 3-bedroom, 2-bathroom air-conditioned home boasts floor-to-ceiling windows throughout the open-concept kitchen, dining, and living areas, flooding the space with natural light. The south-facing sunroom/family room offers a cozy spot to relax while taking in the serene surroundings. The custom kitchen features quartz countertops, a central island with stools, and high-end cabinetry & black stainless steel appliances, perfect for entertaining. Step outside onto the east-facing deck with maintenance-free composite decking, ideal for morning coffee with a view.

The property includes a 16' x 24' custom wood-heated gazebo on a stamped concrete pad, perfect for year-round enjoyment. For the hobbyist or tradesperson, the 40' x 64' heated shop is a dream come true, complete with infrared overhead heat, a hoist, a 3-piece washroom, washer/dryer setup, metal-clad walls and ceiling, 220-amp plug-ins, and two oversized garage doors (12' and 10' high). Additional amenities include two guest cabins (one with a 2-piece washroom, both with kitchen facilities), an enclosed 3-piece outdoor bathroom with running water, and four full-service RV parking spots.

Nestled among trees for ultimate privacy, Southwest Shores Estates offers a private playground, beach access, and the option to



place a boat lift, keeping your watercraft ready for adventure all summer long. Whether you're seeking a peaceful getaway and/or an entertainer's paradise, this property has it all. Don't miss your chance to own a slice of lakeside luxury! Click Video Link to see more.

Built in 2022

Essential Information

MLS® #	A2215080
Price	\$1,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,095
Acres	3.00
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	4, 13520 Township 744 Road
Subdivision	NONE
City	Joussard
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

Amenities

Amenities	Boating, Park
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home,
-------------------	---

	Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Natural Gas, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Basement	None

Exterior

Exterior Features	Private Yard, Storage, Fire Pit, RV Hookup
Lot Description	Gazebo, Lake, Landscaped, Low Maintenance Landscape, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Slab

Additional Information

Date Listed	April 29th, 2025
Days on Market	193
Zoning	Residential

Listing Details

Listing Office	Grassroots Realty Group - High Prairie
----------------	--

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