

# \$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	Beach Access, Gazebo, Playground
Parking Spaces	2
Parking	Parking Pad

### Interior

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

### Exterior

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

Construction	Composite Siding
Foundation	None

**Additional Information**

Date Listed	September 18th, 2024
Days on Market	213
Zoning	Communal Recreational

**Listing Details**

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



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.