

**53 Peace River Avenue  
Joussard, Alberta**

**MLS # A1065110**



**\$1,300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	3,600 sq.ft.	<b>Age:</b>	2006 (16 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	6 full / 2 half
<b>Garage:</b>	Attached Carport, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Beach, Lake, Low Maintenance Landscape, Landscaped, Views		

<b>Heating:</b>	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Built in Ice Machine, Microwave, Antique Style Freestanding Stove

A Waterfront dream. Wether you are looking for a home or the possibility of a Bed and Breakfast this may be the property for you. Lesser Slave Lake is the perfect backdrop for outdoor enthusiasts that want to enjoy the sports and adventures of lake living year around. This waterfront home is stunning and will leave you breathless. It has been engineered to entertain many friends and family members at the same time giving each guest the comforts of home. 6 Bedrooms, each with a 3 pc ensuite (with exception of the master which homes a jetted tub & a walk in shower) 4 of the bedrooms are on the upper floor - 2 of which have lake views and 2 that step out onto the loft providing equally impressive lake views. The Master bedroom is on the ground floor - with its own private deck & lake access.. 4 of the 6 bedrooms have thermostat controlled fireplace's. The common area's include 2 more washrooms, laundry room and 2 storage area's. The open concept living room/kitchen/dining provide the best views of the lake and lake access via the patio door. The living room is a place to congregate in front of the wood stove while playing games, socializing and enjoying Lesser Slave Lake. Nothing has been left to chance in this remarkably designed kitchen. A gas range in the the large island, a walk-in pantry with plenty of storage, hickory wood cabinets and a second buffet island which is perfectly situated to accommodate your guests. The centre piece of the kitchen is the freestanding antique style working stove. Once outside on the multi-level waterfront decks, you will find the fire pit area, lounging area and one of the best lake accesses in Joussard. Stepping off your deck into the lake gives you the luxury most cottage owners only dream of. Yes, you can park your boat & toys directly in front of your cottage. No need for seasonal maintenance when you

have exposed aggregate cement deck and treated wood. When you are at the lake you plan to play: no worries when you are away from home store your toys in the 20 x 40 garage. My words do not do this property justice, come see for yourself book your appointment for a personalized viewing today. Property taxes are currently commercial/residential .