

## **\$579,700 - #219 162 Peace River Avenue, Jousard**

MLS® #E4439706

**\$579,700**

2 Bedroom, 2.00 Bathroom, 977 sqft

Condo / Townhouse on 0.00 Acres

Jousard, Jousard, AB

This rare recreational property checks all the boxes. Set on an 11,500 sq ft lot in a quiet cul-de-sac with no roads on any side, it offers privacy, space, and easy access to nearby trails. Built in 2015, the 977 sq ft 2-bedroom bungalow features 17ft vaulted ceilings, granite counters, stainless appliances, soft-close cabinetry, triple-pane windows, A/C, and a warm 5-ft ICF basement. The open living area with a gas fireplace looks out to the private yard. Outside, enjoy the 12x26 deck, powered 10x10 shed, fish cleaning station, firewood storage, and meticulous landscaping. Hosting? There's a fully serviced guest RV pad with 30-amp power, water, and sewer. The 24-x36 heated garage with 10-ft ceilings, oversized 18x9 door, and spa-style 3-piece bath is a huge bonus. Access to a brand new marina. Affordable yearly fees for common areas, which include playgrounds, tennis courts, walking trails, and gazebo. Municipal water and sewer! Located in RedSky.

Built in 2015

### **Essential Information**

MLS® # E4439706

Price \$579,700

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	977
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	Bungalow
Status	Active

### Community Information

Address	#219 162 Peace River Avenue
Area	Joussard
Subdivision	Joussard
City	Joussard
County	ALBERTA
Province	AB
Postal Code	T0G 1J0

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking	Quad or More Detached

### Interior

Appliances	Air Conditioning-Central, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot, View Lake
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Insulated Concrete Form

### Additional Information

Date Listed May 31st, 2025

Days on Market 17

Zoning Zone 70

Condo Fee \$1,300

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