

# \$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



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