\$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 186

Zoning Residential

Listing Details

Listing Office Grassroots Realty Group - High Prairie

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