

\$449,900 - 13511 Township Road 734, Joussard

MLS® #A2242502

\$449,900

3 Bedroom, 2.00 Bathroom, 1,800 sqft
Residential on 10.00 Acres

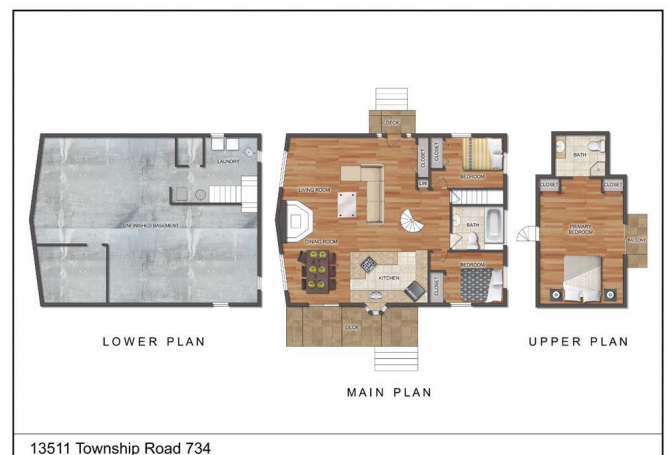
NONE, Joussard, Alberta

Discover a charming A-frame home nestled in a stunning natural setting, offering the perfect blend of tranquility and opportunity. The spacious loft-style primary bedroom features an ensuite bathroom and a private balcony, accessible via a stylish spiral staircase. On the main floor, an open-concept layout seamlessly connects the bright living area, kitchen, and dining space, while two additional bedrooms and a large bathroom—complete with a sleek black soaking tub and a picture window framing serene views—provide comfort and functionality.

The unfinished basement presents endless possibilities, whether you dream of a cozy family room, extra bedrooms, or a custom space tailored to your needs. A detached heated double garage offers ample storage or workshop potential. The land itself is a true sanctuary, fostering a lush, sheltered ecosystem where native plants and trees flourish. This natural oasis not only enhances the landscape but also serves as a windbreak and water source, making it ideal for nature enthusiasts. Whether you're looking for a peaceful countryside home, a recreational getaway, or a hobby farm, this property delivers the perfect combination of comfort, space, and natural beauty. Don't miss your chance to own this extraordinary retreat!

Built in 1986

Essential Information



| | |
|----------------|---------------------------------|
| MLS® # | A2242502 |
| Price | \$449,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,800 |
| Acres | 10.00 |
| Year Built | 1986 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, A-Frame |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 13511 Township Road 734 |
| Subdivision | NONE |
| City | Joussard |
| County | Big Lakes County |
| Province | Alberta |
| Postal Code | T0G 1J0 |

Amenities

| | |
|--------------|------------------------|
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Lawn, Many Trees, No Neighbours Behind |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | July 22nd, 2025 |
| Days on Market | 2 |
| Zoning | Country Residential |

Listing Details

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