

# \$424,900 - 13511 Township Road 734, Joussard

MLS® #A2242502

**\$424,900**

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

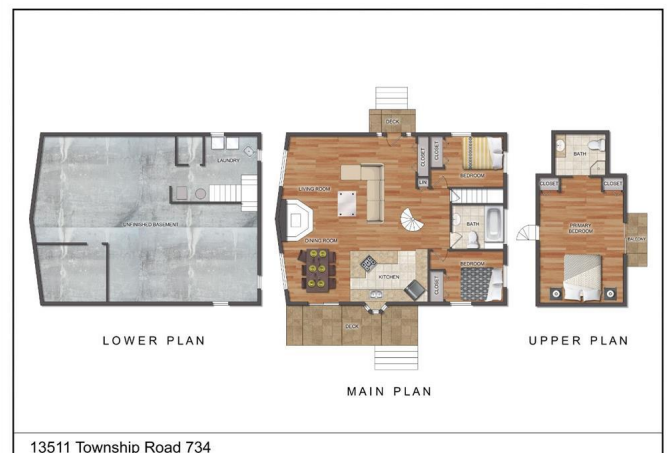
NONE, Joussard, Alberta

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	\$424,900
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	48
Zoning	Country Residential

### **Listing Details**

Listing Office	Grassroots Realty Group - High Prairie
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