

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

MLS® #A2242502

**\$424,900**

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

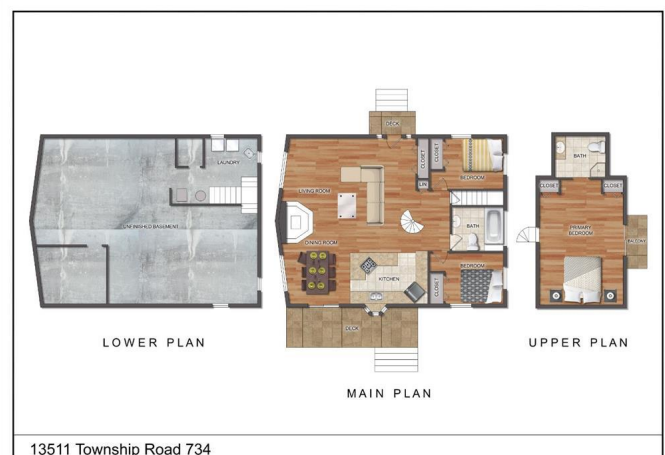
NONE, Joussard, Alberta

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 | 78                  |
| Zoning         | Country Residential |

**Listing Details**

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

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