

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

MLS® #A2242502

\$449,900

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

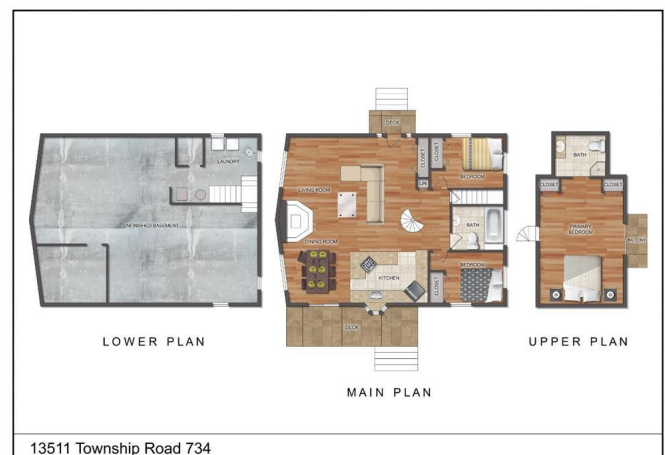
NONE, Joussard, Alberta

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	10
Zoning	Country Residential

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.