

# \$650,000 - 143 Peace River Ave, Rural Big Lakes County

MLS® #A2254580

## \$650,000

2 Bedroom, 2.00 Bathroom, 1,045 sqft

Residential on 0.77 Acres

NONE, Rural Big Lakes County, Alberta

Welcome to this charming 2-bedroom, 2-bathroom waterfront home in the desirable community of Jousard, ideally set on the stunning shores of Lesser Slave Lake. Inside, youâ€™ll love the spaciousÂ open-concept layoutÂ designed for both comfort and functionality. The kitchen offers abundant cabinetry and countertop space, plus aÂ large walk-in pantryÂ with shelving and room for an extra fridge/freezer. AÂ dedicated laundry roomÂ adds everyday convenience, while the bright and inviting living room provides the perfect space for both relaxation and entertaining. Step outside to your very own oasis. The backyard is beautifully landscaped with mature trees and backs directly ontoÂ Lesser Slave Lake, creating a private and peaceful retreat. A fully screened luxury gazebo with remote-control panels keeps the bugs out and the comfort in, while the outdoor kitchen makes entertaining effortless. A detached single-car garage, storage shed, wood shed, and canvas quonset provide ample room for all your needs. This property is a dream for outdoor enthusiasts, whether you loveÂ fishing, boating, or simply exploring nature.Â Donâ€™t miss your chance to own this true lakeside retreat. Schedule your viewing today!

Built in 2003

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2254580                         |
| Price          | \$650,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,045                            |
| Acres          | 0.77                             |
| Year Built     | 2003                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 143 Peace River Ave    |
| Subdivision | NONE                   |
| City        | Rural Big Lakes County |
| County      | Big Lakes County       |
| Province    | Alberta                |
| Postal Code | T0G 1J0                |

### Amenities

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 6                            |
| Parking        | Single Garage Detached       |
| # of Garages   | 1                            |
| Is Waterfront  | Yes                          |
| Waterfront     | Lake, Lake Front, Waterfront |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry |
| Appliances        | Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Barbecue, BBQ gas line, Fire Pit, Garden, Lighting, Outdoor Kitchen, Private Yard, Storage, Covered Courtyard, Outdoor Grill |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Garden, Gazebo, Lake,   |

Landscaped, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Piling(s)

### **Additional Information**

Date Listed September 10th, 2025

Days on Market 1

Zoning URBAN RESERVE

### **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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