

# \$574,900 - 13511 Township 734, Joussard

MLS® #A2212755

**\$574,900**

3 Bedroom, 2.00 Bathroom, 1,800 sqft  
Residential on 160.00 Acres

NONE, Joussard, Alberta

Escape to a private 160-acre paradise, featuring a charming A-frame home surrounded by breathtaking natural beauty. This unique property boasts a spacious loft-style primary bedroom with an ensuite and private balcony, accessible via a spiral staircase. The open-concept main floor includes a bright living area, kitchen, and dining space, along with two additional bedrooms and a large bathroom complete with a sleek black soaking tub and a picture window with peaceful views. The unfinished basement offers endless potential for expansion, whether you envision a cozy family room or extra bedrooms. A detached heated double garage provides ample storage or workshop space. The land itself is a true highlight, with a scenic coulee running through it, creating a lush, sheltered ecosystem where trees and native plants thrive. This natural feature not only enhances the landscape but also acts as a windbreak and water source, making it an ideal retreat for nature lovers. Whether you're seeking a serene countryside home, a recreational getaway, or a hobby farm, this property offers the perfect blend of comfort, space, and natural wonder.

Built in 1986

## Essential Information

MLS® #	A2212755
Price	\$574,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,800
Acres	160.00
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, A-Frame
Status	Active

### Community Information

Address	13511 Township 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	Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Skylight(s)
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Garden, Landscaped, Low Maintenance Landscape, Many Trees, No

	Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	2
Zoning	Farm Residential

### **Listing Details**

Listing Office	Grassroots Realty Group - High Prairie
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