

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

MLS® #A2242502

**\$424,900**

3 Bedroom, 2.00 Bathroom, 1,800 sqft

Residential on 10.00 Acres

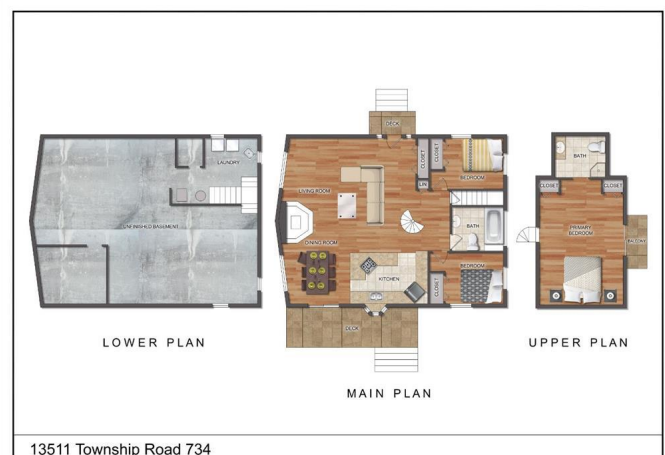
NONE, Joussard, Alberta

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 | 56                  |
| 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.