

# \$1,350,000 - 4, 13520 Township 744 Road, Joussard

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MLS® #A2215080

**\$1,350,000**

3 Bedroom, 2.00 Bathroom, 2,095 sqft

Residential on 3.00 Acres

NONE, Joussard, Alberta

Escape to your private retreat on 3 acres of pristine lakeside property in Southwest Shores Estates, Joussard, AB. This stunning 3-bedroom, 2-bathroom air-conditioned home boasts floor-to-ceiling windows throughout the open-concept kitchen, dining, and living areas, flooding the space with natural light. The south-facing sunroom/family room offers a cozy spot to relax while taking in the serene surroundings. The custom kitchen features quartz countertops, a central island with stools, and high-end cabinetry & black stainless steel appliances, perfect for entertaining. Step outside onto the east-facing deck with maintenance-free composite decking, ideal for morning coffee with a view.

The property includes a 16' x 24' custom wood-heated gazebo on a stamped concrete pad, perfect for year-round enjoyment. For the hobbyist or tradesperson, the 40' x 64' heated shop is a dream come true, complete with infrared overhead heat, a hoist, a 3-piece washroom, washer/dryer setup, metal-clad walls and ceiling, 220-amp plug-ins, and two oversized garage doors (12' and 10' high). Additional amenities include two guest cabins (one with a 2-piece washroom, both with kitchen facilities), an enclosed 3-piece outdoor bathroom with running water, and four full-service RV parking spots.

Nestled among trees for ultimate privacy, Southwest Shores Estates offers a private playground, beach access, and the option to



place a boat lift, keeping your watercraft ready for adventure all summer long. Whether you're seeking a peaceful getaway and/or an entertainerâ€™s paradise, this property has it all. Donâ€™t miss your chance to own a slice of lakeside luxury!

Built in 2022

### Essential Information

MLS® #	A2215080
Price	\$1,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,095
Acres	3.00
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	4, 13520 Township 744 Road
Subdivision	NONE
City	Joussard
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

### Amenities

Amenities	Boating, Park
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows
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Appliances	Dishwasher, Electric Stove, Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Basement	None

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Backs on to Park/Green, Landscape, Gazebo, Lake
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Slab

## Additional Information

Date Listed	April 29th, 2025
Days on Market	15
Zoning	Residential

## Listing Details

Listing Office	Grassroots Realty Group - High Prairie
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