

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

MLS® #A2212755

**\$574,900**

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

NONE, Jousard, 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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