



13213 Township Road 734 , Jossard, Alberta - \$259,900



Main Photo

Property Description

16.73 Acres nestled in a peaceful setting just minutes from Jossard and the shores of Lesser Slave Lake, this charming 840 sq ft home offers cozy living with endless potential. The main house features two bedrooms and two bathrooms, with the option to easily convert the partially developed basement into a third bedroom or secondary living space. The basement includes framed walls, along with a convenient walk-out entrance and full laundry facilities. (Basement Bathroom has all fixtures - needs flooring, some drywall and a drop ceiling) Upstairs, a spacious walk-in pantry/coat room with a window adds practical storage and functionality. Outside, the property truly shines with a massive 24' x 32' detached garage on a concrete slab, perfect for vehicles, workshops, or extra storage. Multiple outbuildings provide even more



space for hobbies or equipment. The landscaped front and back yards are surrounded by mature trees, offering privacy and natural beauty, while the south-facing back deck is ideal for soaking up the sun and enjoying the serene surroundings. Located near Crown land and just a short distance from Lesser Slave Lake, this home is a dream for outdoor enthusiasts—whether you love fishing, boating, hunting, ATVing, or simply exploring nature. Don't miss your chance to own this versatile country retreat—schedule a viewing today!

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