

\$980,000 - 2 2 Street E, Joussard

MLS® #A2245819

\$980,000

0 Bedroom, 0.00 Bathroom,
Land on 9.40 Acres

NONE, Joussard, Alberta

Discover an incredible opportunity with this 9.4-acre lakefront property in the thriving lakeside community of Joussard, located on the shores of Lesser Slave Lake, one of Alberta's largest and most scenic lakes, known for its excellent fishing, boating, and water sports. Situated right next to Alberta's largest marina, this prime property offers easy access to all the recreational activities the area is famous for. The front of the lot is fenced with a gate, power has already been run onto the property, and municipal water is available in the area, making development that much easier. The current land use is farmland to keep taxes affordable, and the property presents huge potential for subdivision, building rental cabins, or developing a campground. Joussard itself offers year-round enjoyment with a public beach, boat launches, a playground, community hall, convenience store, and school, all contributing to a welcoming, family-friendly atmosphere. Whether you're looking to invest, build, or create a recreational getaway, this rare lakefront property is a must-see.



Essential Information

MLS® #

A2245819

Price	\$980,000
Bathrooms	0.00
Acres	9.40
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	2 2 Street E
Subdivision	NONE
City	Joussard
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1J0

Amenities

Utilities	Electricity Available
-----------	-----------------------

Additional Information

Date Listed	August 5th, 2025
Days on Market	100
Zoning	Farmland

Listing Details

Listing Office	REAL BROKER
----------------	-------------

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.