

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 13308 TOWNSHIP ROAD 740 FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Joussard, Alberta

**Listing ID:**  
18756

**MLS ID:**  
A1136935

**\$799,999**



 **MISTY GAUDET**  
 (780) 523-0186

 Grassroots Realty Group - High Prairie  
 780-523-0186

 13308 Township Road 740 , Joussard , Alberta T0G 1J0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 980	<b>Year Built</b> 2001
<b>Lot Size (Acres)</b> 58.00	<b>Zoning</b> Residential	<b>Subdivision</b> NONE
<b>Nearest Town</b> Joussard	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2439NY	<b>Building Area (Sq. Ft.)</b> 18144.00
<b>Building Area (Sq. M.)</b> 1685.62	<b>Lot Size (Sq. Ft.)</b> 2526480	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete,Slab,Wood	<b>Electric</b> Three Phase	<b>Cooling</b> None
<b>Lot Features</b> Low Maintenance Landscape,Many Trees,Private	<b>Access to Property</b> Accessible to Major Traffic Route,Gravel Road,Lane,On Major Traffic Route,Private	<b>Inclusions</b> Appliances in the home, Refrigerator, Gas Stove, Washer, Dryer
<b>Restrictions</b> None Known	<b>Reports</b> None	<b>Heating</b> Combination,Fireplace(s),Forced Air,Natural Gas

58 acres. 18,000 square foot - drive thru - heated shop, A 2000 square foot home with 4 bedrooms and 3 washrooms. Open concept kitchen/dining room/living room and family room. A 400 square foot entrance on the ground level with washroom and walk in closet that could be easily converted to your main office, Luxurious pine and slate flooring through the majority of the upper level of home. Basement has previously been used as office space. Two lane accessibility from Highway 2 with service road and close proximity to Joussard, Lesser Slave Lake.. Fenced and gated for your privacy and is aesthetically pleasing. Combine with neighbouring listing A2038502 of 112 acres with an additional house and 2000 square foot shop. Call, email or text today to book your personalised viewing. Vendor Financing Available.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.