



INFORMATION PACKAGE

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Enjoy Up To 2 RVs Or Cottages Per Lot
Lot Pricing, Availability & FAQ's



Our large lots have plenty of space for all your boats, atvs and snowmobiles, and feature full municipal services - natural gas, 100 amp power, town water & gravity sewer - a true 4 season community. Ride your side by side into town for groceries, or trail ride to your heart's content. A true unspoiled vacation getaway. **Come discover Red Sky!**

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FULLY SERVICED, OFFERING YOU ENDLESS OPTIONS

Each lot can have up to 2 residences such as lake cottages, tiny homes or RVs, and the title can be divided between co-owners as well. All our lots offer full municipal services just like in town (no water cisterns, no smelly sewer tanks) as well as offering 100A underground power and cheap natural gas instead of propane like many other lake properties in Alberta. We also have a wireless internet tower onsite!



NOW OFFERING CABIN PACKAGE OPTIONS!

We have been busy working with modular and custom builders all over Alberta to provide you with choices of every shape and size. Please email us for the latest information and offerings of what we presently have for sale or underway. Being in your own place at the lake soon is closer than you think!

PRICE LIST & AVAILABILITY

Measurements are in meters.

- Lot 12 **2020 SOLD!!**
- Lot 14 TIMBER FRAME CABIN (Contact Us for Details) Price: \$149,900 +gst.
- Lot 16 TINY HOME (Contact Us for Details) Price: \$164,900 +gst.
- Lot 17 **2021 NOW SOLD!!**
- Lot 30 Measures 50 ft at the front and 120 ft long **Price: \$74,900 plus GST**
- Lot 54 Measures Approx. 30.5 x 30.5 x 30.5 x 30.5. **Price: \$109,900 +gst.**
- Lot 62 **2020 SOLD!!**
- Lot 64 **2020 SOLD!!**
- Lot 80 **2020 SOLD!!**
- Lot 88 **2020 SOLD!!**
- Lot 90 Measures Approx. 28 x 47.2 x 15.5 x 45.5. **Price: \$114,900 +gst.**
- Lot 96 Measures Approx. 22.5 x 45.5 x 22.5 x 45.5. **Price: \$124,900 +gst.**
- Lot 98 **2020 SOLD!!**
- Lot 99 HUGE! Measures Approx. 50 x 25.1 x 50 x 24.9. **Price: \$114,900 +gst.**
- Lot 103 HUGE! Measures Approx. 50 x 25.1 x 50 x 25.1. **Price: \$114,900 +gst.**
- Lot 128 **2021 NOW SOLD!!**
- Lot 129 Measures Approx. 40 x 27 (less corner cut) x 45 x 24.9. **Price: \$129,900 +gst.**
- Lot 130 **2021 NOW SOLD!!**
- Lot 131 Measures Approx. 36.9 x 28 x 42.9 x 30.1. **Price: \$129,900 +gst.**
- Lot 132 **2021 NOW SOLD!!**
- Lot 134 **2021 NOW SOLD!!**
- Lot 161 **2020 SOLD!!**
- Lot 163 Measures Approx. 21.1 x 55.7 x 21.1 x 51.7. **Price: \$119,900 +gst**
- Lot 171 Measures Approx. 41.5 x 24.4 x 41.5 x 24.4. **Price: \$114,900 +gst.**
- Lot 174 Lakefront - Measures Approx. 22.1 x 58.3 x 22.2 x 58.3. **Price: \$224,900 +gst.**
- Lot 181 **2020 SOLD!!**
- Lot 195 Measures Approx. 38.0 x 40 x 40.4 x 20.4. **Price: \$104,900 +gst.**
- Lot 197 Measures Approx. 26.1 x 43.5 x 27.8 x 40. **Price: \$104,900 +gst.**
- Lot 201 Measures Approx. 38.8 x 26.1 x 38.8 x 26.1 **Price: \$109,900 +gst.**
- Lot 203 Measures Approx. 38.8 x 26.1 x 38.8 x 26.1 **Price: \$109,900 +gst.**
- Lot 211 **2020 SOLD!!**
- Lot 222 Measures Approx. 43.5 x 24.4 x 41.5 x 24.4. **Price: \$124,900 +gst.**
- Lot 224 Measures Approx. 42.5 x 31.1 x rounded-off corner x 24.4. **Price: \$124,900 +gst.**
- Lot 226 **2020 SOLD!!**
- Lot 228 **2021 NOW SOLD!!**
- Lot 230 Measures Approx. 25.5 x 42.9 x 25.4 x 43.8. **Price: \$124,900 +gst.**

FREQUENTLY ASKED QUESTIONS

What's Our Commitment To Build?

There's no time commitment to start building anything, however once you do start building you have 18 months to complete your exterior construction. We require new construction, so you can be sure that you'll never arrive and be surprised by something you don't want to see.

What are the annual fees? What do they cover?

\$450/yr. per Lot pays for maintaining all common amenities. Your parks and playgrounds, and the roads and amenities are all maintained year round. These fees also contribute to the reserve fund annually for future repairs and improvements to the common areas. This is reassessed every 5 years to ensure that there'll be no future unplanned costs to you.

What Can I Build Or Move Onto My Lot?

You can have up to 2 sleeping units (RVs, cabins, tiny homes etc) per lot. We do not have any minimum sizes, and just some common sense rules about shapes or heights. If you'd like a copy of our architectural controls please ask! Here is a list of acceptable living quarters:

- Log and Timber frame Homes
- Custom Lake Homes
- Ready-to-move Prefabricated Homes
- Park Models
- Tiny Home/Cottages
- RV Trailers
- Motorhomes
- Non-commercial Shop With Sleeping Quarters
- Home based businesses
- Garage With Sleeping Quarters

What Utility/Services Do The Lots Feature?

Municipal 100 amp power, town treated water, and gravity sewer systems without any stinky tanks all are on every lot for easy tie-in once you're ready. There's also natural gas to the property line, and a high speed internet tower onsite to subscribe to.

Are there property taxes?

The County of Big Lakes has some of the lowest taxes around. The 2020 mill rate was near 0.7116% in total, meaning that your property assessed at \$100,000 would have a tax bill of \$711.60

Who Manages The Community?

The Condo Corporation's board governs the various aspects of the community which directly impact the residents. The board is made up of elected members from among the residents at an AGM each May long weekend. The Condo board also acts as the liaison between lot owners and the developer. All bylaws and budgets are registered and easily shared. If you have any questions please ask! We'll be happy to share disclosure documents, mapping, or anything else you'd like to see.

Who's The Developer?

Shane Knutson is the president of the Slave Lake based company, MJM Developments, owner of the land. Shane has been actively developing the land since 2006 when his family purchased this property. Our affiliated companies have built many of the homes at Red Sky. We also build driveways and other lot improvements like extra services and parking pads. We look forward to sharing our project with you and yours, both as fellow owners and as neighbours.

What About Architectural Controls?

Yes, we do have common sense Architectural Controls. That said, we have some of the best options for owners anywhere in Alberta. Very rarely will you find a development that allows RVs, cabins, modular homes, and the best part, split titles and two living quarters, all at one place! A wide variety of building materials have been utilized in building the nearly one hundred homes and structures here at Red Sky. We can't wait to help you and yours make your dreams come true.

What Amenities Can Be Found In The Local Area?

Two grocery/convenience stores, a gas station, Catholic church, and a marina are all part of the friendly Hamlet of Jousard.

High Prairie is a brief 20 minute drive west where major grocery retailers, a new full service hospital and a wide variety of assorted retail shops and services can be found. There is crown land all around our project for you to enjoy ATVing and snowmobiling, and a beautiful sandy beach about 1.5km west of Red Sky Jousard.

When did this project start? How many lots are there?

We started in 2006, with 58 lots on 16 acres. Phase 2 was born in 2008 with 26 lots, and phase 3 in 2010 with 37 more. We've sold over 95 units of the existing 122, with more phases currently planned. There are 12 families living full time out of the over 50 homes, and we're one of the few recreational properties with **zoning for full time residency**.



IMPORTANT LINKS

- Call or text Scott at: 780.938.9070
- Email us at: scott@lakelotsalberta.ca
- Website: www.LakeLotsAlberta.ca
- Location Map: [Click For Google Map](#)
- Sales Map: [Click To View](#)

RedSky Resort Community

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