

# \$395,000 - 671063a Range Road 242.3, West Baptiste

MLS® #A2209323

**\$395,000**

2 Bedroom, 3.00 Bathroom, 1,535 sqft

Residential on 5.39 Acres

NONE, West Baptiste, Alberta

Welcome to your dream retreat on Baptiste Lake, where breathtaking lakefront views meet the tranquil sounds of a rippling creek. This 2-bedroom, 3-bathroom home is designed for both relaxation and entertaining, offering a seamless blend of comfort and refinement. Step up to the open concept living room, dining area and kitchen that is bathed in natural light, with large windows framing picturesque country views. The kitchen has beautiful hickory cabinets that compliment the well cared for granite countertops. Donâ€™t forget about the convenience of a double attached heated garage. Outdoors, this property truly shines. You will have 5.39 acres to call you own, so enjoy your morning coffee on the deck by the creek or unwind in the beautiful yard. Whether you seek a weekend getaway or a permanent residence, this home is an opportunity not to be missed!

Built in 1977

## Essential Information

MLS® #	A2209323
Price	\$395,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,535
Acres	5.39
Year Built	1977



Type	Residential
Sub-Type	Detached
Style	3 Level Split, Acreage with Residence
Status	Active

### Community Information

Address	671063a Range Road 242.3
Subdivision	NONE
City	West Baptiste
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A8

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Sewer Connected
Parking Spaces	8
Parking	Double Garage Attached, Gravel Driveway
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront, Creek, Lake Front

### Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Distiller
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Creek/River/Stream/Pond, Environmental Reserve, Waterfront, Lake
Roof	Metal
Construction	Composite Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 10th, 2025

Days on Market            12

Zoning                        CR1

### **Listing Details**

Listing Office                ROYAL LEPAGE COUNTY REALTY

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