

# \$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. Don'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, Sewer Connected, Water Connected
Parking Spaces	8
Parking	Double Garage Attached, Gravel Driveway
# of Garages	2
Is Waterfront	Yes
Waterfront	Creek, Lake Front, Waterfront

### **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, Lake, Waterfront
Roof	Metal
Construction	Composite Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 10th, 2025

Days on Market        3

Zoning                 CR1

### **Listing Details**

Listing Office            ROYAL LEPAGE COUNTY REALTY

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