

\$340,000 - 74 Baptiste Drive, South Baptiste

MLS® #A2027761

\$340,000

1 Bedroom, 1.00 Bathroom, 812 sqft

Residential on 0.09 Acres

NONE, South Baptiste, Alberta

If you're looking for a peaceful retreat in a stunning lakefront setting, this beautiful cottage may be just what you need. Situated on a serene lake, this charming property features a large sunroom, wood-burning stove, and an open floor plan, making it the perfect spot for a cozy winter getaway or a summer vacation. This beautiful property, has had many upgrades in 2022 installation of forced air heating, instant hot water, New waterlines, the cottage was leveled and new skirting and insulation installed, new metal roofing was done on all structures, and new deck and landscaping.

The sunroom is a standout feature of the property, offering spectacular views of the lake and surrounding natural beauty. It's the perfect spot to relax with a cup of coffee in the morning or to watch the sun go down in the evening.

The open floor plan of the main living area creates a spacious and inviting atmosphere, perfect for entertaining guests or spending time with family. The wood-burning stove adds to the cozy ambiance, making it an ideal spot to curl up with a good book or enjoy a board game with loved ones.

But that's not all - this property also boasts an amazing guest room above the boathouse, complete with stunning views of the lake. This space could easily be transformed into an



Airbnb rental, offering a unique and unforgettable experience for visitors to the area.

Whether you're looking for a peaceful retreat to recharge your batteries or an investment opportunity to generate some extra income, this lakefront cottage has it all. With its beautiful setting, charming features, and potential as an Airbnb, it's sure to be a popular destination for years to come.

Built in 1970

Essential Information

MLS® #	A2027761
Price	\$340,000
Sold Price	\$320,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	812
Acres	0.09
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Sold

Community Information

Address	74 Baptiste Drive
Subdivision	NONE
City	South Baptiste
County	Athabasca County
Province	Alberta
Postal Code	T9S 1R7

Amenities

Parking Spaces	2
Parking	None

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Electric Stove, European Washer/Dryer Combination, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Covered Courtyard, Fire Pit
Lot Description	Back Yard, Few Trees, Gazebo, Lake, Lawn, Low Maintenance Landscape, Landscaped
Roof	Metal
Construction	Wood Frame
Foundation	None, Other

Additional Information

Date Listed	February 25th, 2023
Date Sold	June 7th, 2024
Days on Market	468
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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