

\$168,000 - 210 Sexauer Street, West Baptiste

MLS® #A2086941

\$168,000

2 Bedroom, 1.00 Bathroom, 1,031 sqft

Residential on 0.14 Acres

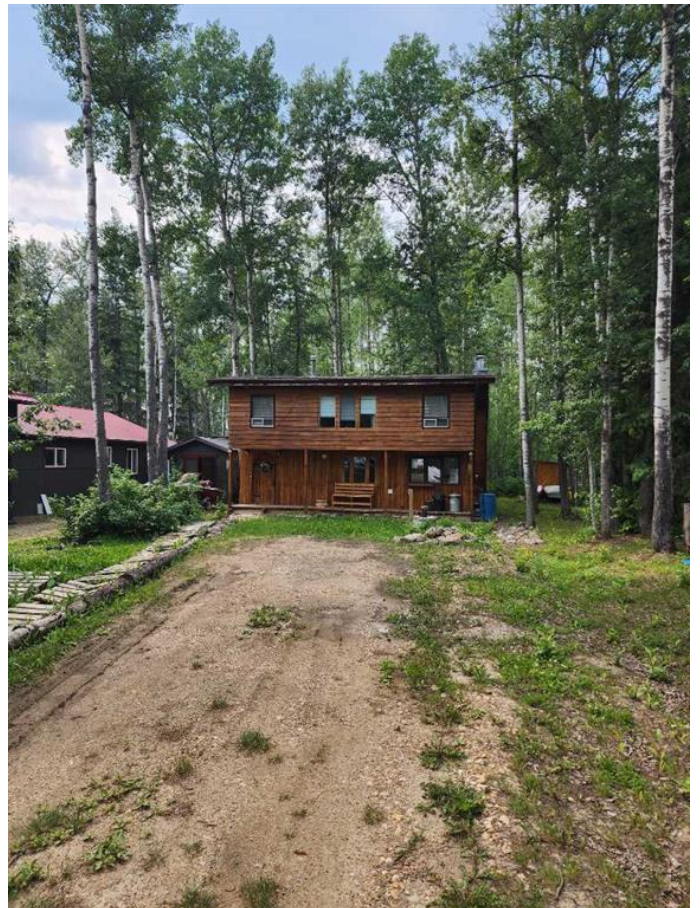
N/A, West Baptiste, Alberta

Incredible opportunity to own/invest in a little slice of heaven by the lake. The wrought iron gate on the front door is your first clue that this home is full of character. This charming 4 season cabin has been used as an Air BnB for the last year with great success. The spiral staircase leads up to a loft space has been separated into 3 spaces you can customize and make your own. Right now it is set up to be 2 bedrooms and an office/play place. Other features of this creatively designed space include a stone wall fireplace, a bright open kitchen, a rope railing, and a skylight in the living room area. The backyard is set up for cozy nights around the fire pit with nothing but the trees for company. A new roof in April 2023, a 2000 gal cistern, and a 2000 gal pump out septic tank.

Built in 1977

Essential Information

MLS® #	A2086941
Price	\$168,000
Sold Price	\$155,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,031
Acres	0.14
Year Built	1977



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	210 Sexauer Street
Subdivision	N/A
City	West Baptiste
County	Athabasca County
Province	Alberta
Postal Code	T9S 1R9

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Skylight(s)
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Lake, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Other

Additional Information

Date Listed	October 10th, 2023
Date Sold	May 16th, 2024

Days on Market	217
Zoning	Country Residential
HOA Fees	0.00
Listing Details	
Listing Office	3% REALTY PROGRESS



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