

\$439,900 - 38, 671022 Range Road 241, Rural Athabasca County

MLS® #A2090009

\$439,900

3 Bedroom, 3.00 Bathroom, 1,882 sqft
Residential on 0.27 Acres

NONE, Rural Athabasca County, Alberta

Embrace the charm of lakeside living in this 3-bedroom, 3-bathroom retreat located in Pac Beach on Baptiste Lake. This 1&1/2 story walkout home offers the best of both worlds. Positioned on a lake back lot, it provides a fantastic view of the lake from the spacious living room windows, giving you a lakefront feel without the high price. The large flat backyard is perfect for family enjoyment, a rarity for most lake lots. Step inside to discover an inviting and spacious kitchen, seamlessly flowing into the living and dining areas, making hosting and entertaining a breeze. Get lost in thought while gazing out at the lake views from the full-length deck in the front or enjoy some privacy from the large deck at the back. Regardless of where you sit, it will be time well spent enjoying every moment of the day. The main floor hosts a primary suite, complete with an en-suite bathroom featuring an indulgent soaking tub for ultimate relaxation and access to the front deck. A wood-burning fireplace insert in the living space ensures warmth and coziness on chilly winter nights. Two additional bedrooms and a full bathroom complete the main level. A loft overlooks the living room, offering flexibility for a family room, home office, or den. Practicality and convenience are seamlessly integrated into the design of this home, highlighted by a JennAir oven, a kitchen island, a pantry, and main floor laundry. The triple attached garage, equipped with in-floor



heating, features a 2-piece bathroom and ample storage space, adding to the appeal of this lakeside retreat. Live the dream of lake life year-round or relish this amazing property as your second home for recreational escapes. Imagine the magic of spending Christmas at the lake, engaging in the joys of sledding, snowmobiling, ice fishing, or simply enjoying the peaceful, calming effect this area can have on you. This is not just a home; it is a lifestyle.

Built in 2001

Essential Information

MLS® #	A2090009
Price	\$439,900
Sold Price	\$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,882
Acres	0.27
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	38, 671022 Range Road 241
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A6

Amenities

Parking Spaces	6
Parking	Gravel Driveway, Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Lake, Lawn, Sloped, Views
Roof	Metal
Construction	Wood Frame
Foundation	Slab

Additional Information

Date Listed	November 2nd, 2023
Date Sold	August 21st, 2024
Days on Market	292
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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