

\$605,000 - 45, 240054 Township Road 670, Athabasca

MLS® #A2115654

\$605,000

5 Bedroom, 3.00 Bathroom, 2,991 sqft
Residential on 1.04 Acres

Athabasca Town, Athabasca, Alberta

Indulge in the ultimate luxury LAKEFRONT living at this breathtaking executive residence at Poplar Point on Baptiste Lake. Boasting 5 spacious bedrooms and an open concept living area, this home is the epitome of elegance and comfort. The living room features high ceilings and a cozy wood-burning fireplace, perfect for relaxing evenings with loved ones. The kitchen is a chefs dream, complete with a gas stove, wine fridge, built in oven, granite counter-tops, walk in pantry and a large island for entertaining. Main floor features 2 bedrooms, 3 piece bathroom and main floor laundry with access to the double attached heated garage. The master suite is accessed with its own staircase, providing privacy and separation from the rest of the house. It includes an ensuite bathroom with a large walk-in shower, soaker tub and heated floors. The walk-in closet is spacious enough to display and organize all your shoes and clothing. A separate set of stairs leads to the second floor, which comprises a family room, bedroom, a 4 piece bathroom and a versatile room that can be used as another bedroom or a spacious home gym. Additional detached single car garage for more storage if you need. Garden doors lead you to the 16x35 aggregate patio with lots of room for your outdoor furniture and BBQ, providing a relaxing outdoor space to enjoy the beautiful lake views and embrace the LAKE LIFE. This extraordinary home is truly a rare gem, offering unmatched beauty,



elegance and sophistication.

Built in 2002

Essential Information

MLS® #	A2115654
Price	\$605,000
Sold Price	\$585,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,991
Acres	1.04
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	45, 240054 Township Road 670
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A7

Amenities

Parking	Double Garage Attached, Single Garage Detached
Is Waterfront	Yes
Waterfront	Lake Access, Lake Front, Waterfront

Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Garburator, Microwave, Refrigerator, Washer/Dryer, Water Conditioner, Water Softener
Heating	Boiler

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Basement	None

Exterior

Exterior Features	Dock, Storage
Lot Description	Lake, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Slab

Additional Information

Date Listed	March 18th, 2024
Date Sold	June 28th, 2024
Days on Market	102
Zoning	CR1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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