

# \$498,000 - 313 Willow Drive, Sunset Beach

MLS® #A2229595

**\$498,000**

2 Bedroom, 2.00 Bathroom, 1,576 sqft

Residential on 0.34 Acres

NONE, Sunset Beach, Alberta

Welcome to your perfect getaway on the tranquil shores of Baptiste Lake, Alberta. Located in the great community of Sunset Beach, this charming year-round property offers cozy comfort, stunning lake views and the ideal setting for making unforgettable memories. Step inside to a warm and inviting home. The living room features a woodstove, perfect for cool evenings after a day on the water and enjoy your meals in the dining room that faces the lake. With 2 bedrooms and 2 3-piece bathrooms, you will have the comfort in a home you have always been looking for. Unwind in the hot tub room facing the lake, where panoramic views create a serene escape in every season. Outside enjoy the beautifully manicured yard, lakeside storage shed on your lakefront property, perfect for boating, swimming and sunsets that truly live up to the name of the Summer Village. Complete with a newer finished detached double garage, 2 driveways and raised garden beds. Whether you are looking for a peaceful year-round residence or a weekend getaway, this lakeside gem is a rare opportunity at this sought after lake.

Built in 1980

## Essential Information

MLS® # A2229595

Price \$498,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,576
Acres	0.34
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	313 Willow Drive
Subdivision	NONE
City	Sunset Beach
County	Athabasca County
Province	Alberta
Postal Code	T9S 1R6

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Garage Door Opener, Gravel Driveway, Heated Garage, Off Street
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Interior Features	Sump Pump(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Beach, Lake
Roof	Metal
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	12
Zoning	R

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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