

# \$519,000 - 720 Willow Drive, Sunset Beach

MLS® #A2214283

**\$519,000**

3 Bedroom, 2.00 Bathroom, 962 sqft

Residential on 0.21 Acres

NONE, Sunset Beach, Alberta

If your family has been considering relocating to the lake, you must see this WATERFRONT HOME on BAPTISTE LAKE. This YEAR ROUND home has had MANY UPGRADES and is ready for your family to enjoy this summer season. The main floor has 2 bedrooms & 1-4pc bath, an open kitchen with upgraded appliances, living room with a cozy fireplace which opens on to a 30'x8' all glass sunroom that faces the lake. The WALKOUT BASEMENT features 1 bedroom, a guest room, games room with a 2nd fireplace & a large laundry/utility room. Off the lower level, you will step out onto a large covered deck where you can relax in the hot tub while enjoying the sunset looking out over the lake. The spacious lakefront is BEAUTIFULLY LANDSCAPED with a picnic area & a quaint little beach house to store all your toys. The upper part of this spacious lot has ample RV & vehicle parking, a 12'x16' shed, a 23'x23' DOUBLE DETACHED GARAGE which has a concrete floor & is insulated and wired. All roofing has been upgraded to metal & this immaculate property is MOVE-IN-READY!

Built in 1979

## Essential Information

MLS® # A2214283

Price \$519,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 962         |
| Acres          | 0.21        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 720 Willow Drive |
| Subdivision | NONE             |
| City        | Sunset Beach     |
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T9S 1C4          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |
| Is Waterfront  | Yes                    |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Recreation Facilities                                                         |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Water Softener |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 2                                                                             |
| Fireplaces        | Gas, Pellet Stove                                                             |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Waterfront      |
| Roof            | Metal           |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 114              |
| Zoning         | SV               |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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