

# \$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	104
Zoning	SV

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.