

\$720,000 - 903 Birch Drive, Sunset Beach

MLS® #A2249619

\$720,000

4 Bedroom, 2.00 Bathroom, 2,008 sqft

Residential on 1.09 Acres

NONE, Sunset Beach, Alberta

Imagine waking up to the stillness of the lake, sunlight sparkling off the water, and the only sound being the whisper of wind through the trees. Tucked away on a rare 1.09-acre private lot at Sunset Beach on Baptiste Lake, this home isn't just a property, it's a lifestyle. The 2,000 sq ft bungalow blends comfort and style with nature's beauty. Step inside to find warm hardwood floors, a striking stone fireplace, and expansive windows that frame the lake like a moving piece of art. The gourmet kitchen, with granite countertops and a large island, is ready for both quiet morning coffee and lively family gatherings. With four bedrooms and two full bathrooms, plus a full family room on its own wing, there's space for everyone to spread out and feel at home. Outdoors, the magic continues. Multiple deck spaces invite you to entertain under the stars, share meals with friends, or simply breathe in the peace of your own private retreat. The gently sloping yard leads directly to your own shoreline and dock, perfect for evening bonfires, summer swims, or watching the sunset over the water with a glass of wine in hand. Whether you're dreaming of a family getaway, a peaceful retirement haven, or exploring the potential of Airbnb rentals, this property offers it all. Opportunities like this, where modern comfort meets rare lakefront privacy, don't come along often. With this property, you won't just find a home, you'll find your sanctuary.



Built in 2006

Essential Information

MLS® #	A2249619
Price	\$720,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,008
Acres	1.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	903 Birch Drive
Subdivision	NONE
City	Sunset Beach
County	Athabasca County
Province	Alberta
Postal Code	T9S 1R6

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Gravel Driveway
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Dock
Lot Description	Gentle Sloping, Landscaped, Private, Treed, Views, Waterfront
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	SV

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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