



**29 BAYWIN Road**  
**Rural Athabasca County, Alberta**

**MLS # A2307836**



**\$669,900**

<b>Division:</b>	Baywin Estate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,735 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking, RV Carport, Triple Garage Att		
<b>Lot Size:</b>	1.40 Acres		
<b>Lot Feat:</b>	Cleared, Close to Clubhouse, Interior Lot, Lake, Landscaped, Private		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	9-65-18-W4
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** FRIDGE, STOVE, MICROWAVE, WASHER, DRYER, PANTRY DEEP FREEZE, ALL WINDOW COVERINGS, FIREPIT. ALL CABINETS IN ATTACHED GARAGE, WINDMILL. WATER FOUNTAIN IN DINING ROOM, TV AND WALL MOUNT IN GARAGE, \*\*\* all furniture negotiable for extra cost\*\*\*

Escape to your dream acreage and peaceful lake country living at 29 Bay Win Road, 1.4 acres in BAYWIN ESTATES perfectly located between Amisk Lake and Skeleton Lake! This gated entrance and beautifully crafted custom home offers 2 bedrooms, including a spacious primary suite with two walk-in closets, and a large main bath with extra storage. The heart of the home features a stunning kitchen with a quartz island countertop, self-closing drawers, and a massive walk-in pantry, all flowing into a bright dining area with a cozy gas fireplace and direct access to your backyard. The large living room boasts high ceilings and a gas fireplace, allowing natural light to pour in and create a warm, inviting atmosphere. Step outside to a covered deck complete with built-in speakers and pull-down blinds—perfect for entertaining year-round. Comfort meets efficiency with in-floor heating (6 zones) and central air. The property is loaded with value, including a heated triple attached garage with laundry and 1/2 bath, plus a double heated detached garage with powered carport for all your toys, along with RV parking and power. BONUS; a fully self-contained loft above the detached garage offers 1 bedroom, 3-piece bath, living space, hot water on demand, and its own 500 cistern and 500 septic tanks. Every outbuilding features a metal roof, including the incredible firepit area with its own powered shed, cabinetry, overhead door, and man door—even the garden shed has power! It doesn't get better than this!!! Bring your family and friends and all your toys and make lake country living your reality! ! With a 2,000-gallon cistern and septic for the main home, a fully asphalted driveway, separate gardening area, and pride of ownership throughout, this property is a must-see!