



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

412 Willow Drive
Sunset Beach, Alberta

MLS # A2325706



\$875,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,765 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Asphalt, Double Garage Attached, Driveway, Garage Door Opener, Heated G		
Lot Size:	0.45 Acre		
Lot Feat:	Lake, Landscaped, Waterfront		

Heating:	Boiler, Make-up Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	SV
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, Pantry, Storage		

Inclusions: Fridge and freezer in garage, 2 sheds.

The lakefront property on Baptiste Lake that you have been waiting for! Welcome home to 412 Willow Drive in the beautiful Summer Village of Sunset Beach. One of the larger lakefront lots in the village and the home will not disappoint. As you walk in the home, you are welcomed by pine hardwood floors, and a unique floor layout that monopolizes every lake view. The impressive kitchen will be a joy too entertain in. Nice size dining room area with a screened deck on the lakeside. Open living room with electric fireplace and a master bedroom with two closets and an additional screened in deck. Four piece en-suite with a separate shower and tub. Complete this level with the second bedroom, main floor laundry, and a two-piece guest bathroom. The walkout basement features a family room with woodstove, a total of three bedrooms and a bathroom. The home features of boiler system and an HRV unit that has the ability to take the wood heat and distribute it throughout the home. The manicure yard is impressive with its paved driveway, meticulously placed landscape rocks, hydrant system, and a double attached garage. With this property, you do own to the high-water mark, so come and enjoy everything Baptiste Lake has to offer.