



GRASSROOTS
REALTY GROUP

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**233 Appleby Crescent
South Baptiste, Alberta**

MLS # A2335328



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,096 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Gravel Driveway, Heated Garage		
Lot Size:	0.29 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Gazebo, Lake, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	21-66-24-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Primary Downstairs, Vaulted Ceiling(s)		
Inclusions:	Gazebo, hot tub, tent sheds, dock		

Wake up to breathtaking waterfront views on beautiful Baptiste Lake! Located in the charming Summer Village of South Baptiste - This year-round rustic lakefront home with soaring windows offers the perfect blend of comfort and recreation with 3 bedrooms, 2 bathrooms, and everything you need to enjoy lakeside living. The bright, welcoming natty pine interior is ideal for family gatherings, while outside you'll love the spacious deck overlooking the water, private dock for boating, swimming or fishing, relaxing hot tub, and raised garden beds for the gardening enthusiast. The heated double detached garage provides plenty of room for vehicles, toys and storage. Serviced with a drilled well and holding tank, this property is ready for weekend escapes or full-time living. Whether you're enjoying morning coffee by the lake, spending the day on the water, or taking in unforgettable sunsets, this Baptiste Lake gem is your opportunity to own a true Alberta waterfront retreat.