

**Unit 74 Baldy Lake Airpark**  
**BALDY LK ARPK**  
**Talkeetna, AK 99676**

**\$475,000**  
**0.970± Acres**  
**Matanuska-Susitna County**



**Unit 74 Baldy Lake Airpark**  
**Talkeetna, AK / Matanuska-Susitna County**

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**SUMMARY**

**Address**

BALDY LK ARPK Lot 74

**City, State Zip**

Talkeetna, AK 99676

**County**

Matanuska-Susitna County

**Type**

Recreational Land, Lot

**Latitude / Longitude**

62.232201 / -149.947289

**Acreage**

0.970

**Price**

\$475,000

**Property Website**

<https://arrowheadlandcompany.com/property/unit-74-baldy-lake-airpark-matanuska-susitna-alaska/112106/>



## Unit 74 Baldy Lake Airpark Talkeetna, AK / Matanuska-Susitna County

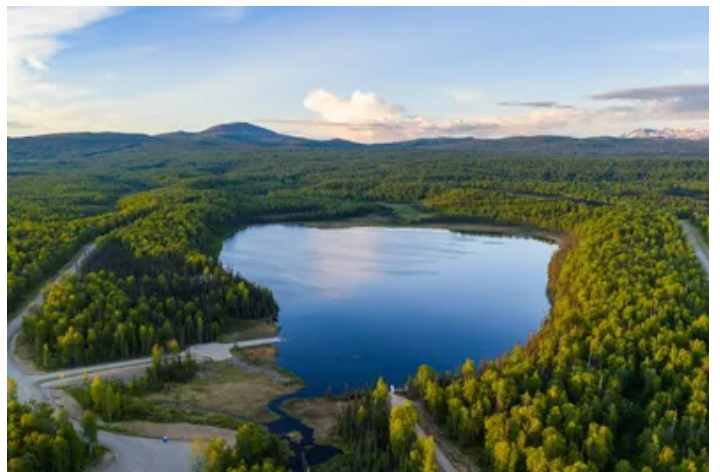
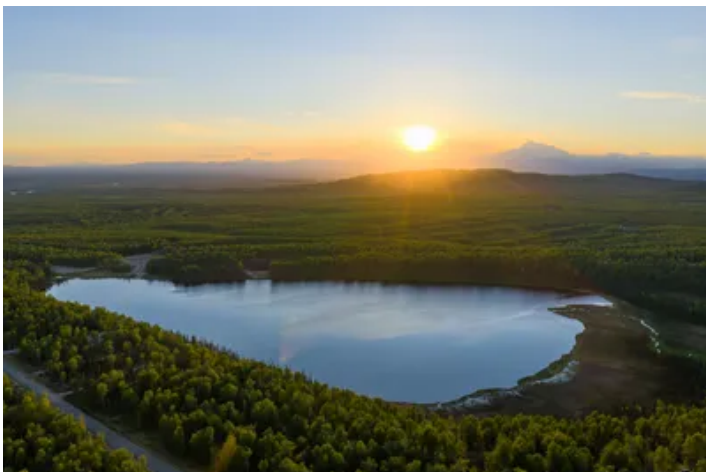
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### **PROPERTY DESCRIPTION**

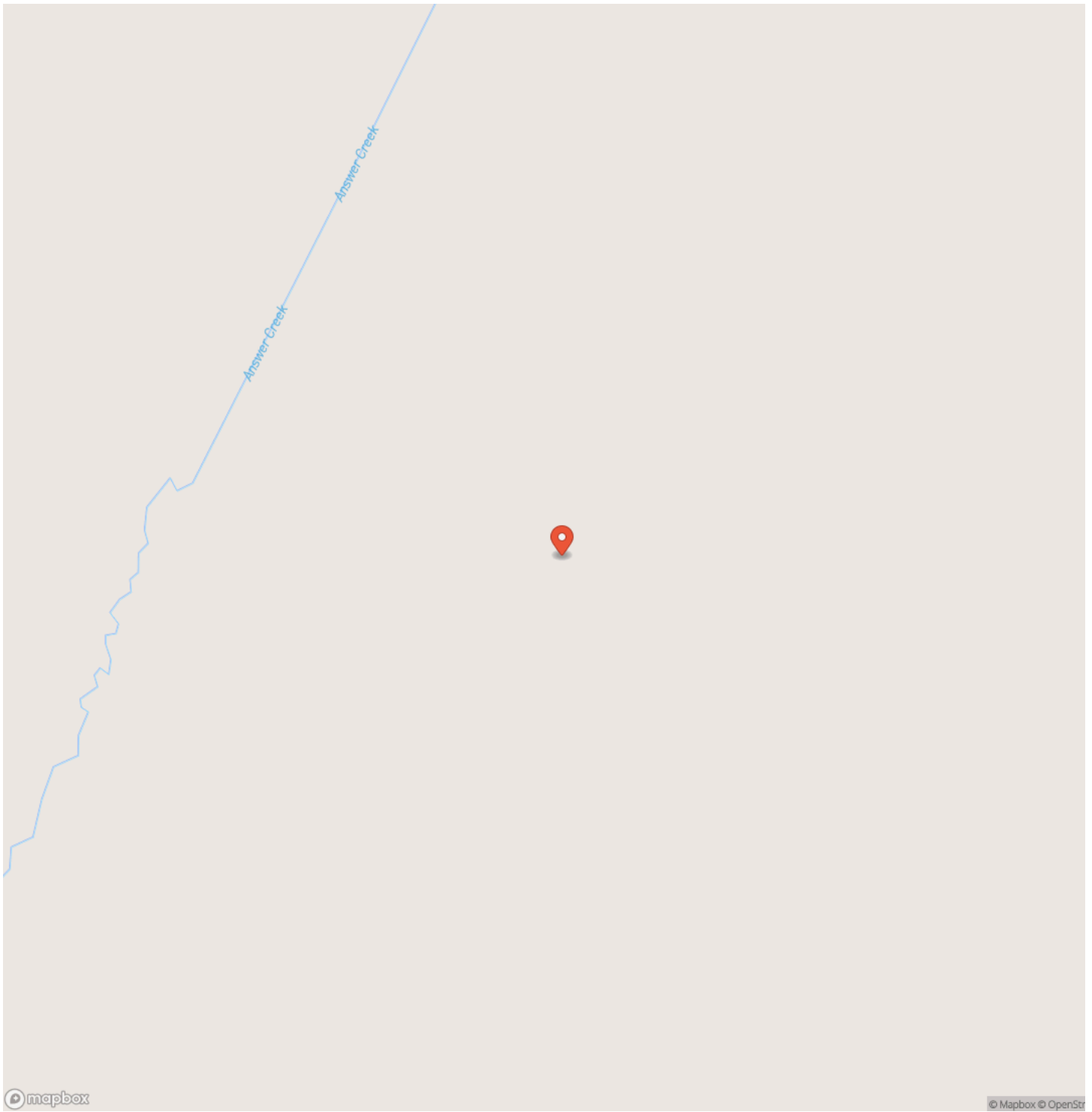
Introducing an incredible opportunity to own a brand-new Alaska home in the heart of Baldy Lake Airpark, where modern comfort meets the freedom of aviation living! Situated on a beautiful 0.97 +/- acre lot with direct frontage on the community's private runway and Baldy Creek flowing along the backside of the property, this homesite offers the combination of convenient runway access and a peaceful waterfront setting. Featured on this property is a, to-be built, thoughtfully designed 3-bedroom, 2-bath home offering approximately 1,640 +/- square feet of living space and an additional 484 +/- square-foot attached garage. Designed with both comfort and functionality in mind, the home features an open-concept floor plan with vaulted ceilings that create a spacious, inviting atmosphere. The large kitchen flows seamlessly into the main living area, making it perfect for entertaining family and friends after a day of flying or exploring Alaska. The private primary suite includes a generous walk-in closet and a well-appointed bathroom designed for everyday comfort. The home will be equipped with a professionally installed off-grid solar power system, allowing you to enjoy modern conveniences while embracing Alaska's independent lifestyle. Whether you're looking for a full-time residence or a fly-in getaway, this home offers the perfect blend of efficiency, comfort, and adventure. Located near Talkeetna and within easy reach of Wasilla and Anchorage, Baldy Lake Airpark is one of Alaska's premier private aviation communities. Residents enjoy a 2,000 +/- foot private airstrip, Baldy Lake floatplane access, and more than 200 +/- acres of common area. From the airpark, you can access Baldy Mountain by four wheeler or side-by-side for exceptional hunting, breathtaking scenery, and endless opportunities to explore Alaska's rugged backcountry. Nearby lakes, rivers, ATV trails, snowmachine trails, hiking, and abundant wildlife ensure outdoor adventure is always just outside your door. Imagine stepping out of your home, taxiing directly onto the runway for your next flight, then returning to relax beside Baldy Creek in your own backyard. Opportunities to own a newly constructed home with runway frontage and creek frontage are exceptionally rare! Photos are of a previously completed home build and are for illustrative purposes only. The home on this lot has not yet been built. Final construction, finishes, and features may vary. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jared Prewett at [\(907\) 203-5754](tel:9072035754).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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Talkeetna, AK / Matanuska-Susitna County



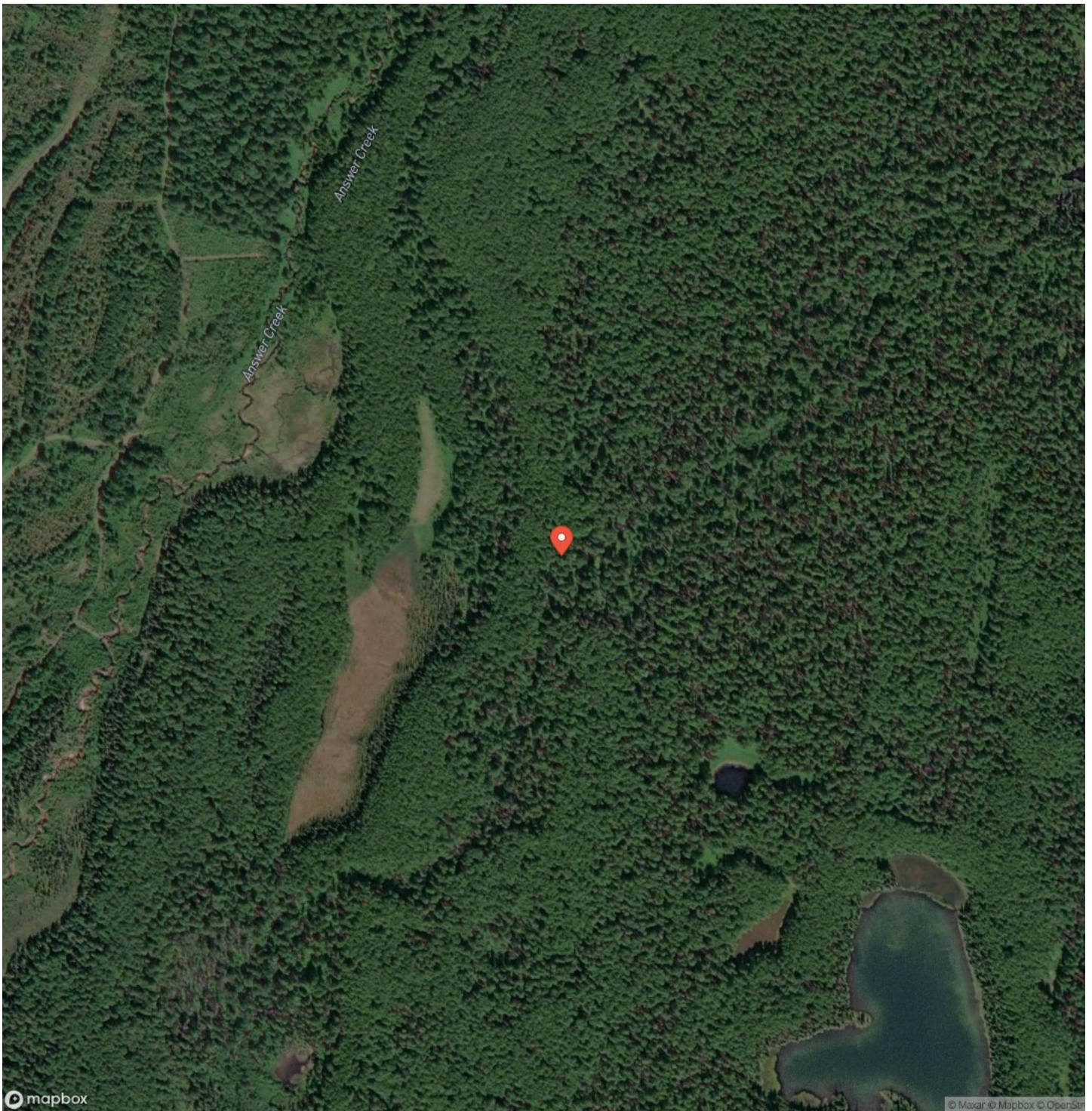
## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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