

Courtesy Of Trent B Muller Of Exp Realty

\$349,000 - 835 Baptiste Drive, Rural Athabasca County

MLS® #E4435832

\$349,000

3 Bedroom, 1.00 Bathroom, 735 sqft

Rural on 0.18 Acres

West Baptiste, Rural Athabasca County, AB

Step into your dream lakefront retreat on the pristine shores of Baptiste Lake! This charming 3 bedroom bungalow-style cabin boasts unparalleled lake views and direct beach access to a stunning sandy shoreline, ideal for leisurely days by the water. Enjoy breathtaking sunsets from the expansive front deck, perfect for outdoor entertaining or peaceful relaxation. With a dedicated boathouse, this property offers convenient storage for watercraft and lake gear, ensuring every adventure is effortlessly within reach. Mature trees surround the home, creating a serene and private escape from city life. Whether you're seeking a seasonal getaway or a permanent lakeside residence, this idyllic property offers a rare combination of natural beauty, tranquility, and recreational potential—a true lakeside paradise! On-demand hot water heater. RV plug for your friend's camper. Only 20 minutes to Athabasca, about 1.5 hours from St. Albert. Large gravel parking pad. Wall-mounted TV is included.

Built in 1980

Essential Information

MLS® # E4435832

Price \$349,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 735 |
| Acres | 0.18 |
| Year Built | 1980 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 835 Baptiste Drive |
| Area | Rural Athabasca County |
| Subdivision | West Baptiste |
| City | Rural Athabasca County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9S 1R8 |

Amenities

| | |
|----------------|--|
| Features | Hot Water Tankless, Lake Privileges, Parking-Extra, Parking-Plug-Ins, Natural Gas BBQ Hookup |
| Parking Spaces | 3 |

Interior

| | |
|--------------|---------------------------|
| Heating | Space Heater, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Backs Onto Lake, Beach Access, Boating, Lake Access Property, Lake View, No Through Road, Waterfront Property |
| Construction | Wood |
| Foundation | Slab |

Additional Information

| | |
|-------------|---------------|
| Date Listed | May 9th, 2025 |
|-------------|---------------|

Days on Market 57
Zoning Zone 63



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