

## \$235,000 - Sw-20-66-24-w4, Rural Athabasca County

MLS® #E4440241

**\$235,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 77.22 Acres

None, Rural Athabasca County, AB

77 acres just west of Baptiste Lake backing on to 1000's of acres of crown land! A great location for your dream home or cabin, well suited for recreational use, unbelievable hunting or to expand your farming operation. The perfect parcel with a mix of pasture and timber, rolling topography, partially fenced with the ability to make some passive income from cattle grazing. Great location to use for a recreational get-a-way with it being just a short drive to the Baptiste Lake public boat launch, endless miles of ATV and snowmobile trails nearby and only a 15 minute drive to town. Don't miss out, properties like this are hard to come by. Gas and power are across the road. GST applies.

### Essential Information

MLS® #	E4440241
Price	\$235,000
Bathrooms	0.00
Acres	77.22
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address Sw-20-66-24-w4



Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 2A8

## Exterior

Exterior Features   Rolling Land, Partially Fenced

## Additional Information

Date Listed	June 4th, 2025
Days on Market	68
Zoning	Zone 60

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Listing information last updated on August 11th, 2025 at 8:47pm MDT