# \$289,900 - 137 Sunrise Drive, Rural Athabasca County

MLS® #E4441577

## \$289,900

3 Bedroom, 1.00 Bathroom, 1,259 sqft Rural on 0.18 Acres

South Baptiste, Rural Athabasca County, AB

Cozy character 1.5 storey, 1259 sq ft cabin on a lakeview / creekfront lot. Nicely landscaped with firepit, lawn, sand & storage shed. Welcome to your dream creekfront retreat! This charming one and a half storey cabin offers a rare blend of rustic tranquility and modern comfort, making it an ideal getaway or year-round residence. Featuring three bedrooms and one well-appointed bathroom, this property is thoughtfully designed to maximize both space and coziness. Year 2023 shingles & 2024 stucco. Newer deck is solid. Pex water lines, 100AMP service. Lawn mower, weedwhacker, snowblower, & most furniture), 3 electric fireplaces and the small appliances.



### **Essential Information**

MLS® # E4441577
Price \$289,900

Lease Rate \$30

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,259

Acres 0.18

Year Built 1945







Type Rural

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

## **Community Information**

Address 137 Sunrise Drive

Area Rural Athabasca County

Subdivision South Baptiste

City Rural Athabasca County

County ALBERTA

Province AB

Postal Code T9N 1R7

## **Amenities**

Features Off Street Parking, Deck, Fire Pit, Lake Privileges

## Interior

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood

Exterior Features Beach Access, Boating, Creek, Flat Site, Lake View, Not Fenced

Construction Wood

Foundation Concrete Perimeter

### Additional Information

Date Listed June 9th, 2025

Days on Market 154

Zoning Zone 63

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 10th, 2025 at 6:32pm MST