

\$4,200,000 - Rr 224 Twp Rd 664, Rural Athabasca County

MLS® #E4453801

\$4,200,000

0 Bedroom, 0.00 Bathroom,
Rural on 282.00 Acres

Baptiste Lake, Rural Athabasca County, AB

Looking to develop a cottage community?
Looking for something with actual waterfront
on a beautiful lake? Come take a look at this
beautiful 280+ acre parcel. with over 1/2 mile
of actual waterfront. It has been rezoned
Country Residential and could easily be
subdivided in various ways. There is a 70+
acres that are currently leased to farming and
also a well lease. There is a cinderblock house
on the property that is about 1200 square feet
with a 3 bedrooms, a bathroom, full kitchen
and living room. Perfect to enjoy nature while
you make you plans to develop the area. If you
have the vision for a picturesque community
development, take a closer look at this.



Essential Information

MLS® #	E4453801
Price	\$4,200,000
Bathrooms	0.00
Acres	282.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address Rr 224 Twp Rd 664

Area	Rural Athabasca County
Subdivision	Baptiste Lake
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9R 1R7

Exterior

Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Boating, Creek, Lake Access Property, Lake View, No Back Lane, No Through Road, Picnic Area, Private Setting, Stream/Pond, Subdividable Lot, Waterfront Property
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Additional Information

Date Listed	August 20th, 2025
Days on Market	54
Zoning	Zone 60

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Listing information last updated on October 13th, 2025 at 8:32pm MDT