# \$399,000 - 835 Baptiste Drive, Rural Athabasca County

MLS® #E4435832

#### \$399,000

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 potentialâ€"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.

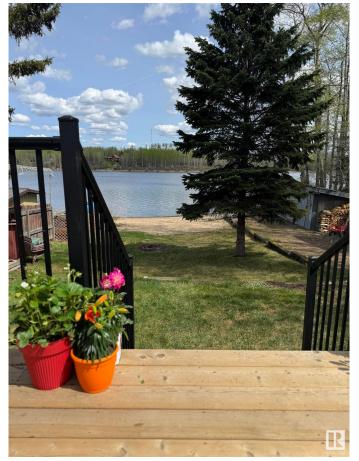
Built in 1980

#### **Essential Information**

MLS® # E4435832 Price \$399,000

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 4

Zoning Zone 63



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