

# \$444,000 - 1303 Baptiste Drive, Rural Athabasca County

MLS® #A2207627

**\$444,000**

3 Bedroom, 0.00 Bathroom, 921 sqft  
Residential on 0.24 Acres

West Baptiste, Rural Athabasca County,  
Alberta

Your perfect getaway awaits! This four-season cabin on the sought-after shores of Baptiste Lake is the escape you've been dreaming of. Close enough to town for convenience but far enough to unwind, it's the best of both worlds. With three bedrooms and a detached garage, there's plenty of space for family and friends. Relax on your private deck, soak in the stunning lake views, and enjoy the peaceful sounds of the water. A spacious yard offers room for outdoor fun year-round. Whether it's summer by the lake or winter by the wood stove, this cabin is made for making memories.

Built in 1974

## Essential Information

MLS® #	A2207627
Price	\$444,000
Bedrooms	3
Bathrooms	0.00
Square Footage	921
Acres	0.24
Year Built	1974
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

## Community Information



Address	1303 Baptiste Drive
Subdivision	West Baptiste
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 1R8

### **Amenities**

Parking Spaces	3
Parking	Garage Door Opener, Off Street, Gravel Driveway, Single Garage Detached
# of Garages	2
Is Waterfront	Yes

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dryer, Electric Range, Freezer, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove

### **Exterior**

Exterior Features	Fire Pit
Lot Description	No Neighbours Behind, Rectangular Lot, Lake, Waterfront
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Block

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	22
Zoning	Zone 63

### **Listing Details**

Listing Office	RE/MAX EXCELLENCE
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.