

Courtesy Of Trent B Muller Of Exp Realty

## **\$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 potential—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
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Days on Market 8  
Zoning Zone 63



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Listing information last updated on May 17th, 2025 at 2:17am MDT