

# \$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 |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 91                |
| Zoning         | Zone 60           |

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Listing information last updated on November 19th, 2025 at 5:32pm MST