

# \$139,900 - 604 Willow Drive, Rural Athabasca County

MLS® #E4428468

**\$139,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.11 Acres

Sunset Beach\_ATHA, Rural Athabasca  
County, AB

## Rare Lake Living Opportunity at Sunset Beach

This beautiful lot near the shores of Baptiste Lake in the summer village of Sunset Beach is perfect for lazy lake days. Whether you love watersports or prefer to sit back and take in the view, this is where memories are made. Park your RV and enjoy all the comforts of glamping, with power on-site and two underground holding tanks for hassle-free camping. Or take the opportunity to build your dream lake house and make this retreat your own. Lots like this are hard to find—don't miss your chance!

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4428468        |
| Price     | \$139,900       |
| Bathrooms | 0.00            |
| Acres     | 0.11            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 604 Willow Drive       |
| Area        | Rural Athabasca County |
| Subdivision | Sunset Beach_ATHA      |



|             |                        |
|-------------|------------------------|
| City        | Rural Athabasca County |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9S 1R6                |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Boating, Lake View, Not Fenced, Recreation Use |
| Lot Description   | 15.2 x 30                                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 118             |
| Zoning         | Zone 63         |

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Listing information last updated on July 28th, 2025 at 9:48am MDT