

## \$96,000 - 228 Willow Lane, Rural Athabasca County

MLS® #E4436918

**\$96,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.61 Acres

Baptiste Lake, Rural Athabasca County, AB

Escape the city and embrace nature on this beautifully treed 1.61-acre vacant lot near Baptiste Lake! This flat parcel features a gravel driveway, already levelled for your RV or future dream home. With 100 amp power service on site and natural gas at the property line, you're ready to build. Enjoy nearby fishing, park access, and scenic walking paths just minutes away. Only 15 minutes to Athabasca and 90 minutes to St. Albert, this is the perfect year-round retreat or investment opportunity. Don't miss your chance to own a slice of paradise!

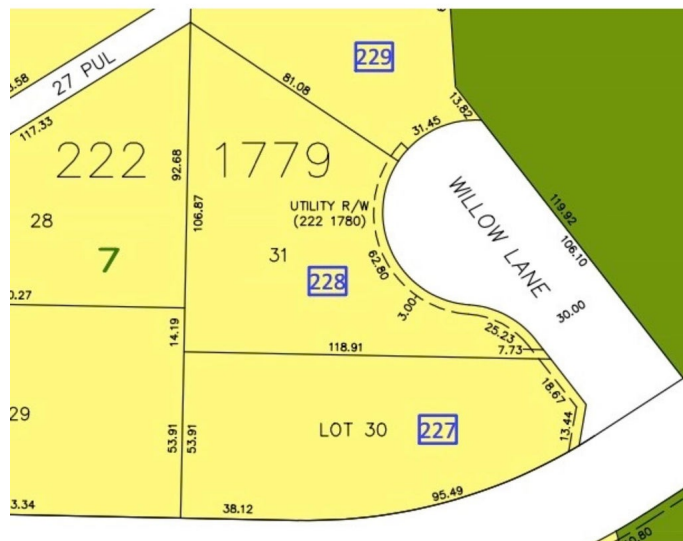


### Essential Information

MLS® #	E4436918
Price	\$96,000
Bathrooms	0.00
Acres	1.61
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	228 Willow Lane
Area	Rural Athabasca County
Subdivision	Baptiste Lake
City	Rural Athabasca County



County	ALBERTA
Province	AB
Postal Code	T9S 1S3

### Exterior

Exterior Features	Lake Access Property, Level Land, Picnic Area, Playground Nearby, Recreation Use, Treed Lot
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### Additional Information

Date Listed	May 16th, 2025
Days on Market	23
Zoning	Zone 60

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Listing information last updated on June 8th, 2025 at 2:02am MDT