

# \$124,900 - 3 Leslie's Road, Rural Athabasca County

MLS® #E4438826

**\$124,900**

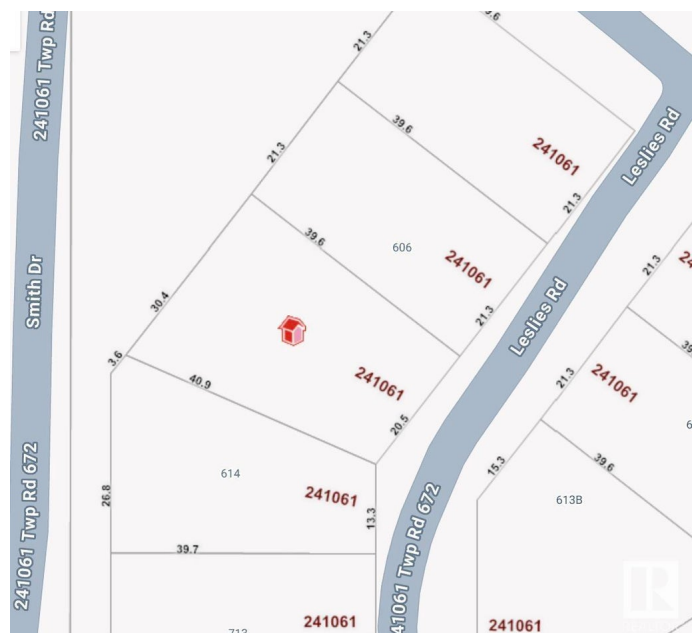
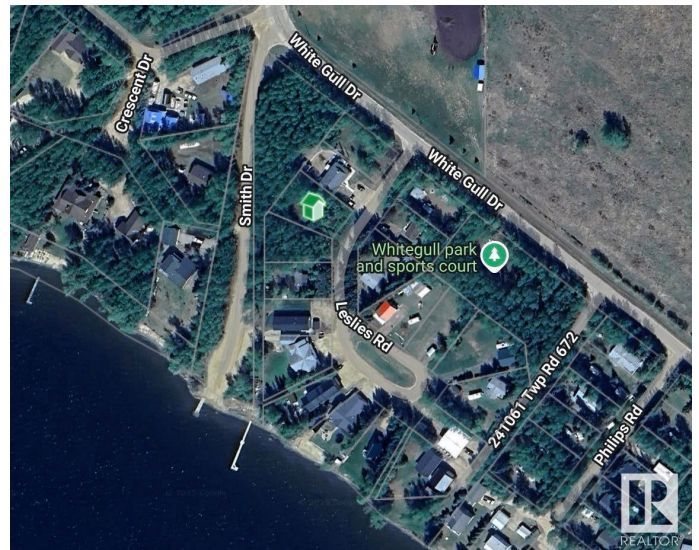
2 Bedroom, 0.00 Bathroom, 308 sqft

Rural on 0.26 Acres

White Gull, Rural Athabasca County, AB

Incredible opportunity to own a beautifully treed lake lot just steps from the shores of Baptiste Lake. This property is being sold for land value and features a vintage 1956 cabin that includes a kitchen and two bedrooms. The cabin is powered with 220V electricity and comes with a 16' x 8' storage shed. Natural gas is available at the property line, though there is currently no well in place. The lot is pie-shaped, measuring approximately 67.25 feet at the front, 99.7 feet at the rear, and around 134 feet in depth. Conveniently located directly behind the boat launch, this lot offers effortless access to the lake—perfect for boating and summer fun. Whether you're looking to build your dream lake home or a cozy getaway cabin, this is an ideal location to bring your vision to life.

Built in 1956



## Essential Information

MLS® #	E4438826
Price	\$124,900
Bedrooms	2
Bathrooms	0.00
Square Footage	308
Acres	0.26
Year Built	1956
Type	Rural

Sub-Type	Vacant Lot/Land
Style	Bungalow
Status	Active

### Community Information

Address	3 Leslies Road
Area	Rural Athabasca County
Subdivision	White Gull
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 1R9

### Amenities

Features	Fire Pit
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### Interior

Heating	Baseboard, Electric
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	May 26th, 2025
Days on Market	64
Zoning	Zone 63

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Listing information last updated on July 29th, 2025 at 1:17am MDT