

# \$269,900 - 671015 Rge Rd 242.3, Rural Athabasca County

MLS® #E4448745

**\$269,900**

1 Bedroom, 1.00 Bathroom, 637 sqft

Rural on 0.70 Acres

None, Rural Athabasca County, AB

Stunning 0.7-acre lakefront lot on the west shores of Baptiste Lake. This private, treed property features a well-built 1-bedroom, 3-season cabin with large windows and lake views. Powered and heated by a cozy wood stove, it's the perfect summer retreat. A 24x24 detached garage with concrete floor and power offers ample storage. Enjoy the updated outdoor shower (completed in 2025), a water house with toilet and sink, and water from an above-ground cistern. Septic is handled by a buried holding tank. Two RV power hookups make hosting guests a breeze. Just 20 minutes from Athabasca, this peaceful getaway offers nature, comfort, and convenience. Enjoy the rest of your summer at the lake!

Built in 1955

## Essential Information

MLS® #	E4448745
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	637
Acres	0.70



Year Built	1955
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	671015 Rge Rd 242.3
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 2B8

### Amenities

Features	Deck, Fire Pit, R.V. Storage, See Remarks
Parking Spaces	4

### Interior

Heating	Wood Stove, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Lake View, Private Setting, Recreation Use, Treed Lot, Waterfront Property, See Remarks
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	July 19th, 2025
Days on Market	8
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on July 27th, 2025 at 1:32pm MDT