

# \$454,900 - 1303 Baptiste Drive, West Baptiste

MLS® #A2161851

**\$454,900**

3 Bedroom, 1.00 Bathroom, 936 sqft

Residential on 0.24 Acres

NONE, West Baptiste, Alberta

**\*\*Cozy Cabin Retreat on West Baptiste Lakefront\*\***

Escape to your own private haven at this charming cabin nestled on the serene shores of West Baptiste Lake. Perfect for year-round relaxation and summer fun, this cozy retreat offers the ultimate blend of rustic charm and modern comfort.

Enjoy the warmth of a wood-burning fireplace on chilly evenings, or bask in the summer sun on your private deck with stunning lake views. With a spacious front yard, complete with a fire pit, it's an entertainer's dream, whether you're hosting family gatherings or unwinding under the stars.

Located just steps from the boat launch, this property makes it easy to explore the lake's beauty, offering endless opportunities for boating, fishing, and water sports. The cabin's private setting ensures peace and tranquility, making it the perfect escape from the hustle and bustle of everyday life.

Don't miss your chance to own this idyllic lakefront retreat – where every season brings new adventures and cherished memories.

Built in 1974

## Essential Information



MLS® #	A2161851
Price	\$454,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	936
Acres	0.24
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

### Community Information

Address	1303 Baptiste Drive
Subdivision	NONE
City	West Baptiste
County	Athabasca County
Province	Alberta
Postal Code	T9S 1R8

### Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1
Waterfront	Lake Front

### Interior

Interior Features	Laminate Counters, Natural Woodwork, Vaulted Ceiling(s)
Appliances	Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning
Basement	None

### Exterior

Exterior Features	Dock, Fire Pit
Lot Description	Lake
Roof	Metal
Construction	Wood Frame
Foundation	Block

**Additional Information**

Date Listed	September 4th, 2024
Days on Market	190
Zoning	Residential

**Listing Details**

Listing Office	RE/MAX Excellence
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