

# \$299,995 - 1217 Baptiste Drive, Athabasca

MLS® #A2204850

**\$299,995**

2 Bedroom, 1.00 Bathroom, 564 sqft

Residential on 0.18 Acres

NONE, Athabasca, Alberta

LAKEFRONT PROPERTY 1217 Baptiste Dr.- Baptiste Lake. Discover a charming mobile home at beautiful Baptiste Lake, the perfect setting for creating unforgettable family memories. This well-maintained property features two bedrooms and essential services such as power, natural gas, a cistern, and sewer, ensuring a comfortable stay.

The large deck provides stunning, unobstructed views of the lake, making it an ideal spot for entertaining or enjoying your morning coffee. Just at the end of the deck, you'll find a hot tub that allows you to soak in the scenery while you relax. The back lawn features a firepit, perfect for cozy evenings, and ample space for outdoor games. For your storage needs, there's a 10' x 18' shed on the property.

Baptiste Lake offers year-round activities like boating, fishing, quadding, ice fishing, and sledding, making this location a recreational haven. This affordable lakeside retreat presents a fantastic opportunity for anyone looking to embrace a lifestyle filled with outdoor adventures.

Built in 1971

## Essential Information

MLS® # A2204850

Price \$299,995



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	564
Acres	0.18
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	1217 Baptiste Drive
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B8

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Sewer Connected
Parking Spaces	4
Parking	Off Street
Is Waterfront	Yes
Waterfront	Lake, Lake Front

### **Interior**

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Gas Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Storage, Fire Pit
Lot Description	Few Trees, Landscaped, Lawn, Beach, Sloped Down, Waterfront
Roof	Asphalt Shingle
Construction	Mixed

Foundation                      Block

**Additional Information**

Date Listed                      March 22nd, 2025  
Days on Market                35  
Zoning                              SV

**Listing Details**

Listing Office                    RE/MAX REAL ESTATE

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