

# \$439,000 - 1303 Baptiste Drive, West Baptiste

MLS® #A2252512

**\$439,000**

3 Bedroom, 1.00 Bathroom, 972 sqft  
Residential on 0.25 Acres

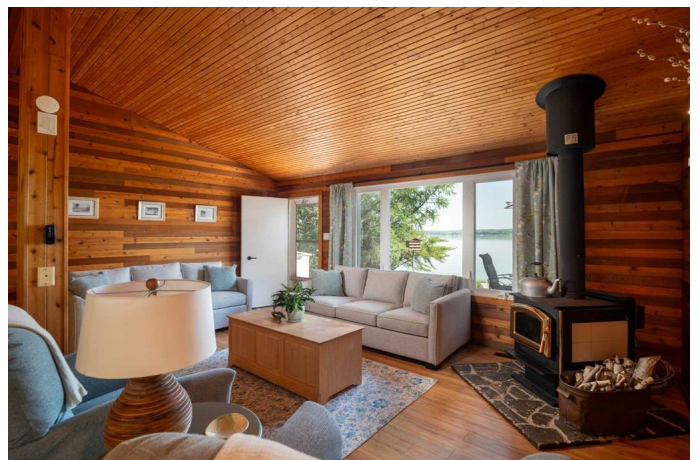
NONE, West Baptiste, Alberta

Welcome to your lakefront retreat on Baptiste Lake! This lake is well known for its excellent fishing, water recreation, and endless opportunities to make summer memories with family and friends. Whether you're looking for a weekend getaway or a year-round escape, this property offers the perfect balance of relaxation and adventure.

The cozy 4-season cabin features 3 bedrooms, 1 bathroom, and plenty of storage, making it an ideal spot for family living or a peaceful retreat. The smallest bedroom is currently being used for extra storage. Step into the inviting living room and take in the beautiful lake view from the large front window, where natural light fills the space and enhances the warm, cabin atmosphere. The refrigerator, washer, and dryer have all been recently upgraded, adding modern convenience to your cozy getaway.

Outside, enjoy your mornings with coffee on the front deck, afternoons by the water, and evenings around the fire pit, sharing stories and watching the stars reflect off the lake. The property is surrounded by a friendly community, with a mix of year-round and seasonal residents, offering both privacy and a sense of neighbourhood charm.

Located just down the road is a playground and day-use area, perfect for kids or entertaining guests. With its cozy vibes,



stunning views, and prime location, this property is ready to become your dream waterfront getaway.

Built in 1974

**Essential Information**

MLS® #	A2252512
Price	\$439,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	972
Acres	0.25
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	Off Street, Single Garage Detached
# of Garages	1

**Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Rain Gutters, Dock
Lot Description	Gentle Sloping, No Neighbours Behind, Rectangular Lot, Beach, Lake
Roof	Metal
Construction	Wood Siding
Foundation	Block

## Additional Information

Date Listed	August 29th, 2025
Days on Market	7
Zoning	Residential

## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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