

# \$375,000 - 1121 Baptiste Drive, West Baptiste

MLS® #A2252243

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.02 Acres

NONE, West Baptiste, Alberta

This 1.02-acre lot in the Summer Village of West Baptiste offers the perfect blend of privacy and convenience, just 20 km from Athabasca and under two hours from Edmonton. Featuring a 24' x 48' oversized garage with bunkhouse, plus power, natural gas, and septic already on site, it's ready for your dream build. The lot is cleared with room for a walkout, surrounded by mature trees, a garden space, and direct access to the narrows of Baptiste Lake—ideal for fishing, boating, and year-round recreation.



## Essential Information

MLS® #	A2252243
Price	\$375,000
Bathrooms	0.00
Acres	1.02
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	1121 Baptiste Drive
Subdivision	NONE
City	West Baptiste
County	Athabasca County
Province	Alberta
Postal Code	T9S1R8

## Amenities

Utilities Electricity Available, Natural Gas Available

## Additional Information

Date Listed August 28th, 2025

Days on Market 46

Zoning CR1

## Listing Details

Listing Office RE/MAX EXCELLENCE

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