

# \$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, Sewer Connected, Water 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, Beach, Lawn, Sloped Down, Waterfront |
| Roof              | Asphalt Shingle                                             |
| Construction      | Mixed                                                       |

Foundation                      Block

**Additional Information**

Date Listed                      March 22nd, 2025  
Days on Market                42  
Zoning                              SV

**Listing Details**

Listing Office                    RE/MAX REAL ESTATE

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