

\$4,200,000 - Rr 224 Twp Rd 664, Rural Athabasca County

MLS® #E4453801

\$4,200,000

0 Bedroom, 0.00 Bathroom,
Rural on 282.00 Acres

Baptiste Lake, Rural Athabasca County, AB

Looking to develop a cottage community?
Looking for something with actual waterfront
on a beautiful lake? Come take a look at this
beautiful 280+ acre parcel. with over 1/2 mile
of actual waterfront. It has been rezoned
Country Residential and could easily be
subdivided in various ways. There is a 70+
acres that are currently leased to farming and
also a well lease. There is a cinderblock house
on the property that is about 1200 square feet
with a 3 bedrooms, a bathroom, full kitchen
and living room. Perfect to enjoy nature while
you make you plans to develop the area. If you
have the vision for a picturesque community
development, take a closer look at this.



Essential Information

MLS® #	E4453801
Price	\$4,200,000
Bathrooms	0.00
Acres	282.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	Rr 224 Twp Rd 664
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Area	Rural Athabasca County
Subdivision	Baptiste Lake
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9R 1R7

Exterior

Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Boating, Creek, Lake Access Property, Lake View, No Back Lane, No Through Road, Picnic Area, Private Setting, Stream/Pond, Subdividable Lot, Waterfront Property
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Additional Information

Date Listed	August 20th, 2025
Days on Market	68
Zoning	Zone 60

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Listing information last updated on October 27th, 2025 at 1:17am MDT