

# \$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                68  
Zoning                              CR1

**Listing Details**

Listing Office                      RE/MAX EXCELLENCE

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