

## \$264,900 - 719 Willow Drive, Rural Athabasca County

MLS® #E4453213

**\$264,900**

1 Bedroom, 1.00 Bathroom, 453 sqft

Rural on 0.25 Acres

Sunset Beach\_ATHA, Rural Athabasca County, AB

A Rare Gem on the Water's Edge of Baptiste Lake! This meticulously maintained original 3-season lakefront cabin offers a nostalgic charm that's impossible to find today. Featuring 1 cozy bedroom, 1 bathroom, a wrap-around deck with breathtaking views, and your very own boathouse, this property is the ultimate summer escape. Enjoy evenings around the fire pit, store your gear in the small shed, and bring the RV for extra guests. With plenty of space to build an addition or simply embrace the charm of the cabin as-is, the possibilities are endless. Watch unforgettable sunsets over the water and take advantage of direct lakefront access that's perfect for boating, swimming, and making memories. Properties like this rarely come available—don't miss your chance to own a slice of lakeside paradise! MOST furniture and interior goods are included. Please see private remarks for more details!

Built in 1961

### Essential Information

MLS® #	E4453213
Price	\$264,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	453
Acres	0.25
Year Built	1961
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	719 Willow Drive
Area	Rural Athabasca County
Subdivision	Sunset Beach_ATHA
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 1R6

### Amenities

Features	Deck, Fire Pit, Front Porch, Lake Privileges, Parking-Extra
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### Interior

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Boating, Fenced, Lake Access Property, Lake View, Landscaped, Recreation Use, Waterfront Property
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	August 15th, 2025
Days on Market	2
Zoning	Zone 63

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