

Courtesy Of Travis D Ball Of Blackmore Real Estate

# \$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

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

### **Additional Information**

Date Listed	August 20th, 2025
Days on Market	25
Zoning	Zone 60

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Listing information last updated on September 14th, 2025 at 6:47am MDT