

# \$515,000 - 93, 671022 Range Road 241, Rural Athabasca County

MLS® #A2234156

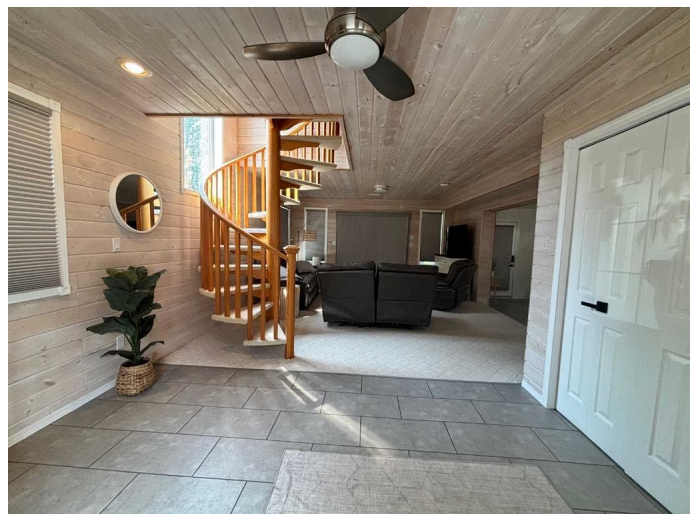
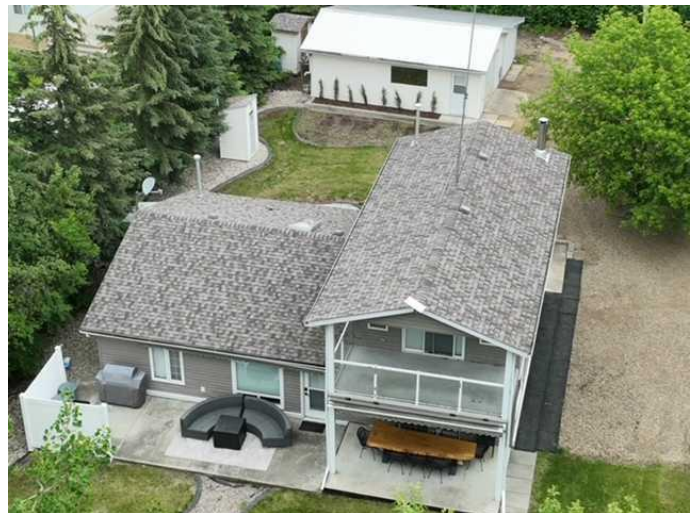
**\$515,000**

3 Bedroom, 1.00 Bathroom, 1,618 sqft  
Residential on 0.40 Acres

Baptiste Lake, Rural Athabasca County,  
Alberta

Escape to your own private LAKEFRONT paradise on beautiful Baptiste Lake! This extremely well-cared-for property sits on a spacious lot and a half, boasting an impressive 105 feet of pristine lakefront. The heart of the home is the beautifully designed modern kitchen, which flows seamlessly into a large dining room—perfect for hosting family dinners or entertaining guests. The cozy family room offers lake views, creating a warm and inviting space to unwind. The main floor features a large bedroom and a convenient 3-piece bathroom, while two additional bedrooms upstairs provide comfortable accommodations for family and friends. Step outside to enjoy lake life at its finest, with a second-level balcony ideal for morning coffee and a main-level patio to soak in the breathtaking views. After a day on the water, rinse off in the outdoor shower, perfect for sandy toes and sun-soaked afternoons. A detached heated garage offers plenty of storage for your boat and lake toys, and there's ample space for visitors with room for extra RVs and FOUR RV power hookups. With nothing left to do but move in, this turnkey lakefront gem is ready for new owners to start making unforgettable memories.

Built in 1995



## Essential Information

MLS® #	A2234156
Price	\$515,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,618
Acres	0.40
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

## Community Information

Address	93, 671022 Range Road 241
Subdivision	Baptiste Lake
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A6

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake Front

## Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

**Exterior**

Exterior Features	Balcony, Fire Pit, Outdoor Shower, Private Yard, Awning(s)
Lot Description	Landscaped, Lawn, Lake, Waterfront
Roof	Asphalt
Construction	Wood Frame
Foundation	Slab

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	14
Zoning	CR1

**Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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