



## Rural Athabasca County Alberta

\$96,000

Escape the city and embrace nature on this beautifully treed 1.61-acre vacant lot near Baptiste Lake! This flat parcel features a gravel driveway, already levelled for your RV or future dream home. With 100 amp power service on site and natural gas at the property line, you're ready to build. Enjoy nearby fishing, park access, and scenic walking paths just minutes away. Only 15 minutes to Athabasca and 90 minutes to St. Albert, this is the perfect year-round retreat or investment opportunity. Don't miss your chance to own a slice of paradise!

(id:6769)

Listing Presented By:



Originally Listed by:  
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