

## \$124,900 - 3 Leslie's Road, Rural Athabasca County

MLS® #E4438826

**\$124,900**

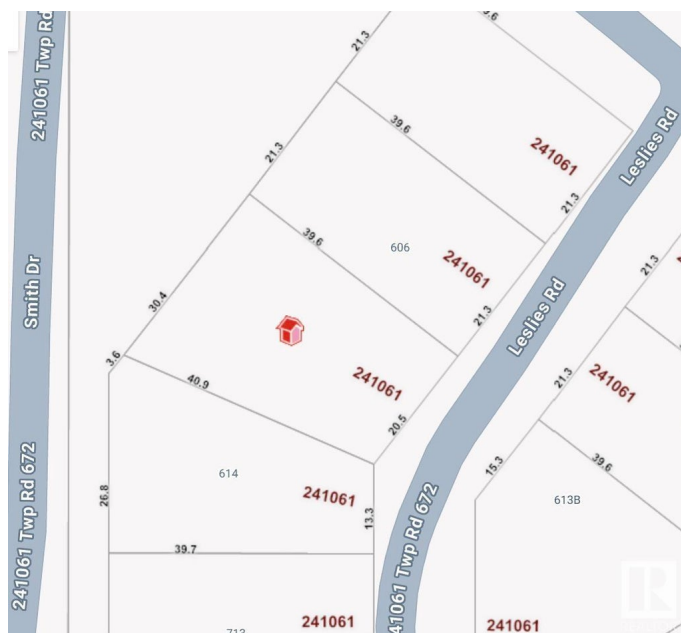
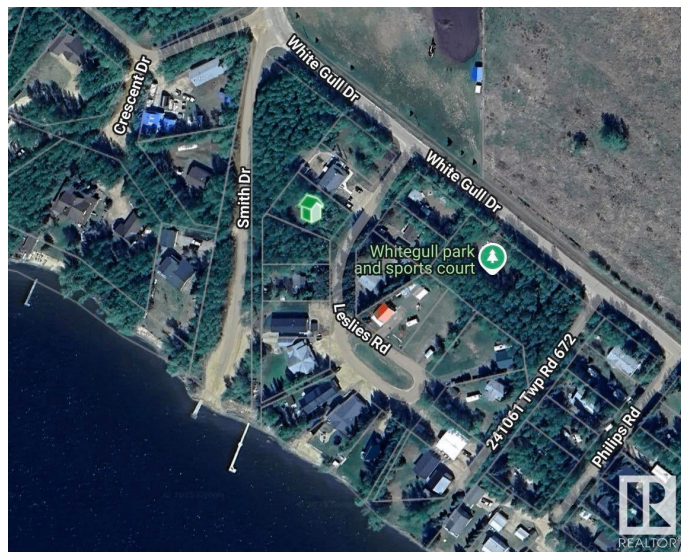
2 Bedroom, 0.00 Bathroom, 308 sqft

Rural on 0.26 Acres

White Gull, Rural Athabasca County, AB

Incredible opportunity to own a beautifully treed lake lot just steps from the shores of Baptiste Lake. This property is being sold for land value and features a vintage 1956 cabin that includes a kitchen and two bedrooms. The cabin is powered with 220V electricity and comes with a 16' x 8' storage shed. Natural gas is available at the property line, though there is currently no well in place. The lot is pie-shaped, measuring approximately 67.25 feet at the front, 99.7 feet at the rear, and around 134 feet in depth. Conveniently located directly behind the boat launch, this lot offers effortless access to the lake—perfect for boating and summer fun. Whether you're looking to build your dream lake home or a cozy getaway cabin, this is an ideal location to bring your vision to life.

Built in 1956



### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438826  |
| Price          | \$124,900 |
| Bedrooms       | 2         |
| Bathrooms      | 0.00      |
| Square Footage | 308       |
| Acres          | 0.26      |
| Year Built     | 1956      |
| Type           | Rural     |

|          |                 |
|----------|-----------------|
| Sub-Type | Vacant Lot/Land |
| Style    | Bungalow        |
| Status   | Active          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3 Leslies Road         |
| Area        | Rural Athabasca County |
| Subdivision | White Gull             |
| City        | Rural Athabasca County |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9S 1R9                |

### Amenities

|          |          |
|----------|----------|
| Features | Fire Pit |
|----------|----------|

### Interior

|              |                     |
|--------------|---------------------|
| Heating      | Baseboard, Electric |
| Stories      | 1                   |
| Has Basement | Yes                 |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Beach Access, Boating |
| Construction      | Wood   |
| Foundation        | Piling                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 44             |
| Zoning         | Zone 63        |

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Listing information last updated on July 9th, 2025 at 10:33am MDT