

\$158,000 - 417 Phillips Road, Rural Athabasca County

MLS® #A2252448

\$158,000

2 Bedroom, 1.00 Bathroom, 527 sqft

Residential on 0.18 Acres

White Gull, Rural Athabasca County, Alberta

Escape to your own 3 season retreat at Baptiste Lake! This charming 2-bedroom cottage in the desirable White Gull subdivision offers the perfect blend of relaxation and the promise of lake life. Featuring a vaulted open-concept design, the layout feels spacious and inviting while still being cozy. One bedroom has been thoughtfully designed to include laundry for added ease. Nestled on a private lot surrounded by nature, youâ€™™ll love spending summer evenings on the relaxing covered veranda. The property also includes a 12'x22' storage shed, ideal for lake toys and seasonal gear. Just a short walk to the lake, this is a fantastic spot to enjoy peaceful weekend getaways. Whether youâ€™™re looking for a family cottage or a cozy downsizing option, this property is full of potential.

Built in 1975

Essential Information

MLS® #	A2252448
Price	\$158,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	527
Acres	0.18
Year Built	1975



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin
Status	Active

Community Information

Address	417 Phillips Road
Subdivision	White Gull
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 1R9

Amenities

Utilities	Electricity Connected
Parking	Off Street

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Other, Propane
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block, Wood

Additional Information

Date Listed	August 28th, 2025
Days on Market	9
Zoning	CR1

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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