

\$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
Sold Price	\$152,000
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	Sold

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
Date Sold	September 10th, 2025
Days on Market	12
Zoning	CR1
HOA Fees	0.00

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.