

# **\$184,900 - 117, 640055 Rge Rd 201, Ellscott, Rural Athabasca County**

MLS® #E4452155

**\$184,900**

0 Bedroom, 0.00 Bathroom,

Rural on 2.86 Acres

None, Rural Athabasca County, AB

ELLSCOTT 2.86 ACRES with services! nestled in the trees, in East Park Estates. Perfect getaway or future dream home location. Fenced, gated entrance w/solid gravel. INCLUDED is a new 40x14 unfinished cabin with power in & wood stove installed, 24x12 powered guest cabin/storage, huge solid cover overtop a 30.5x14' deck & 2009 31BHSS PUMA RV (included) w/power, another storage shed, large tarp shed, firepit privacy fence & more! Potable water tank inside a shed, sewer holding tank in the ground. RV & convenience plugs. Land has groomed trails & plenty of trees. Excellent neighbours here! A mixture of recreational getaways & fully completed beautiful homes within the community. On school bus route (k-12 school). Ellscott is just 15km to Boyle, 113km to Edm. Long Lake & Skeleton Lake are a short drive for recreation, golf & ski hill. Outdoor enthusiasts delight, w/ endless quad trails & crownland nearby. Tons of room to host guests. Don't miss out!



## **Essential Information**

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Price \$184,900

Bathrooms 0.00

Acres	2.86
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	117, 640055 Rge Rd 201, Ellscott
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0A 0M0

### Exterior

Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Recreation Use, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, See Remarks
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### Additional Information

Date Listed	August 8th, 2025
Days on Market	5
Zoning	Zone 60
Condo Fee	\$45

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Listing information last updated on August 13th, 2025 at 4:02am MDT