# \$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**

MLS® # E4452155 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

### **Additional Information**

Date Listed August 8th, 2025

Days on Market 75

Zoning Zone 60

Condo Fee \$45

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Listing information last updated on October 22nd, 2025 at 8:32am MDT