

# **\$265,000 - 654033 Rge Rd 190 Lot 5, Rural Athabasca County**

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MLS® #A2218195

**\$265,000**

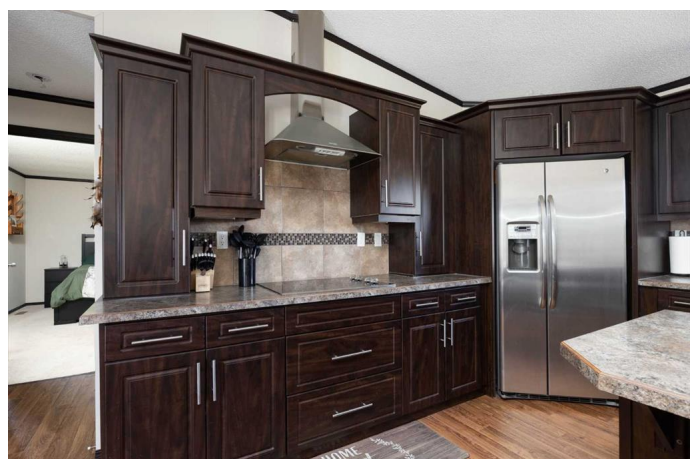
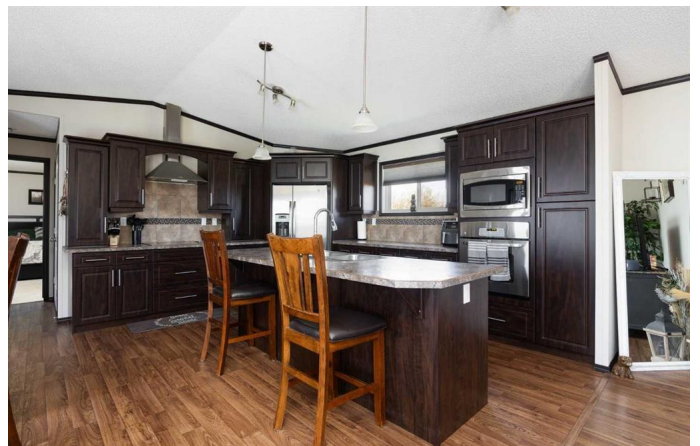
3 Bedroom, 2.00 Bathroom, 1,504 sqft  
Residential on 2.57 Acres

Skeleton Lake, Rural Athabasca County,  
Alberta

Skeleton Lake - Welcome to 2.57 Acres of country living with a VIEW. This fabulous 3 bedroom and 2 bathroom Modular home features many built-ins and office space PLUS a stunning kitchen with a huge island with a wine fridge, stainless steel appliances and an open concept. The large Living room will fit all your family gatherings with vaulted ceilings and easy access to a large deck. Primary bedroom is very spacious with its own walk in closet and 5 pc ensuite including his/her sinks. The other large bedrooms and laundry area are located at the other end of the home for extra privacy. The yard is fully landscaped boasting a beautiful deck and a gazebo for your enjoyment to take in the views. Everything is on one level making it easy and desirable to make this apart of your retirement plan or a perfect recreational get away home to find your Zen's. This area is known for boating, swimming, quadding, fishing and making memories. Boyle ( full amenities)and the Skeleton Lake golf course are only a short drive away. Located 1.5 hrs from Edmonton and 2.5 hrs from Fort McMurray. 2000 GAL cistern and septic.

Built in 2013

## **Essential Information**



|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2218195                             |
| Price          | \$265,000                            |
| Bedrooms       | 3                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,504                                |
| Acres          | 2.57                                 |
| Year Built     | 2013                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 654033 Rge Rd 190 Lot 5 |
| Subdivision | Skeleton Lake           |
| City        | Rural Athabasca County  |
| County      | Athabasca County        |
| Province    | Alberta                 |
| Postal Code | T0A0M0                  |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 6                             |
| Parking        | RV Access/Parking, Off Street |
| Waterfront     | Lake Privileges               |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows, Walk-In Closet(s), Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home |
| Appliances        | Refrigerator, Electric Stove, Microwave, Washer/Dryer                                                |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Basement          | None                                                                                                 |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                                        |
| Lot Description   | Back Yard, Landscaped, Cleared, Gazebo, Interior Lot, Lake, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle                                                                         |

|              |                          |
|--------------|--------------------------|
| Construction | Wood Frame, Vinyl Siding |
| Foundation   | Block                    |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 98            |
| Zoning         | RES           |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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