

# \$1,650,000 - 63304 Rge Rd 261a, Rural Westlock County

MLS® #E4358589

**\$1,650,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 55.48 Acres

None, Rural Westlock County, AB

55.48 acres of rolling topography with approximately 3000 feet of lake frontage, with title to water's edge. With many acres of shore being sand and gravel. Very secluded with a new road just into the property. This is a rare opportunity for you to own one of the largest, privately owned parcels of lake front property on this lake! Property is mostly bush with a great view of the lake. This lake is estimated to be only 65 km from Edmonton. Long Island Lake is an awesome venue for water sports, fishing, skating, kayaking, snowmobiling, quadding, etc. GST may be applicable. Being spring fed, the lake is one of the cleanest in Alberta. Only 2.5 miles off of HWY 801. Sellers will consider seller financing.



## Essential Information

MLS® #	E4358589
Price	\$1,650,000
Bathrooms	0.00
Acres	55.48
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address 63304 Rge Rd 261a

Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T0G 0S0

### **Exterior**

Exterior Features Backs Onto Lake, Beach Access, Boating, Lake View, Private Fishing, Subdividable Lot, Waterfront Property

### **Additional Information**

Date Listed	September 15th, 2023
Days on Market	595
Zoning	Zone 70

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Listing information last updated on May 2nd, 2025 at 3:17am MDT