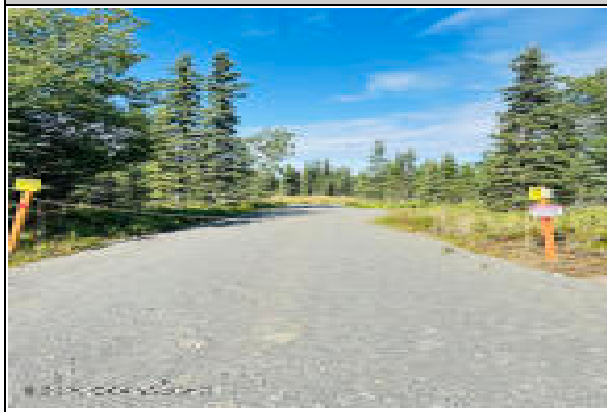


Address: 53558 St Elias Avenue



Listing #	26-10795	Price-List	\$ 185,000
Status	Active	Near	Kasilof
Zip Code	99610	Type	Land
Acres	4.42	Subdivision Plat Type	Fee Simple
Assessed Value \$		Down Payment	
Grid # (Muni Anch)	N/A	Latitude	60.372770
Longitude	-151.315756		

Area: 320 - Kasilof
Borough/Census Area: 1B - Kenai Peninsula Borough
Region: 1 - Southcentral Alaska Region
Zoning: UNZ - Not Zoned

School-Elementary	Tustumena	School-Middle	Skyview	School-High	Soldotna
SF-Lot	192,535	Acres	4.42	Lot Area Source	Tax Authority
Remote Description		Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A
Tax ID	13302240	Taxes (Estimated)		Tax Year	
Foreclosure/Bank Own	No	List Price/SqFt	0.96	Sold Price/SqFt	

Directions: Sterling Hwy to N. Cohoe Loop Continue past MP 10 toward the beach, Right on St Elias Ave. See driveway on the left

Legal: PETTIFOGGER'S PLACE THREE SUB LOT D3

Public Remarks: Outstanding property! 4.42 acres within walking distance to the Cohoe beach and mouth of Kasilof River. Circle driveway, pads and 88 ft well; 2 foundations ready to build with connecting driveway. Power adjacent; 5th wheel camper, 45 ft container, outhouse. Owners have house plans drawn for buyer. Extensive dirt work by Tubbs Enterprises. Improved and ready for you to build!

Confidential:

Vacant Land Type: Recreational; Residential
Listing Terms Financing: Cash

Topography: Level
To View: Call Lsting Licensee; Drive By
Wtrfrnt-Access Near: River; Ocean
Wtrfrnt-Frontage: None
Utilities: Elec - Adj to Site; Well - On Site

Access: Maintained; Gravel
Road Maintenance: Road Mntd All Year
Contract Particulars: None Apply
Mortgage Info: EM Minimum Deposit: 1,500

Land Features: Horse Property; Road Service Area; Southern Exposure; Trees - Heavy; Trees - Cleared

Date-Listing	08/22/2026	Date-Expiration	08/22/2027	Agent Days On Market	0
Price-Original Price	\$ 185,000				
Showing Service	None				
Date-Status Change	08/22/2026				
		Contract Type	Exclusive Right To Sell	Sellers Name	Head
Contact Name	Jeff J Trujillo	Contact Phone #	907-741-2239		

LL1: Jeff J Trujillo (907) 741-2239 (907) 741-2239

LO: Mossy Oak Properties of Alaska - Soldotna(907) 262-7300



Provided as a courtesy of

Jeff J Trujillo

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Prepared by Jeff J. Trujillo on Saturday, August 22, 2026 12:23 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.