\$179,900 - 44 9002 Hwy 16, Rural Yellowhead

MLS® #E4437007

\$179,900

4 Bedroom, 2.00 Bathroom, 887 sqft Rural on 0.77 Acres

Lobstick Resort, Rural Yellowhead, AB

Priced Below Market â€" Lobstick Bungalow with room to grow! Featuring 2 main-floor bedrooms, a modern 4-pc bath, and durable laminate flooringâ€"no carpet. Enjoy outdoor living on the massive 38' x 14' front deck with seasonal pergola covering, perfect for year-round use. Large 24' x 26' double detached garage with concrete apron offers great storage potential and future workspace. The lower level includes 2 bedrooms, laundry and a second bath, but needs remediation due to mold from prior water intrusionâ€"ideal for adding value. Heated with efficient in-floor boiler system. This is a smart choice for the buyer who is prepared to take on some remediation and restoration in order to rapidly build equity.

Built in 2007

Essential Information

MLS® # E4437007 Price \$179,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 887

Acres 0.77

Year Built 2007







Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 44 9002 Hwy 16
Area Rural Yellowhead
Subdivision Lobstick Resort
City Rural Yellowhead

County ALBERTA

Province AB

Postal Code T0E 2M0

Amenities

Features Deck, No Animal Home, No Smoking Home

Interior

Heating In Floor Heat System, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood

Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Private Setting,

Recreation Use, Schools

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed May 16th, 2025

Days on Market 155

Zoning Zone 70

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