

## \$140,000 - #130 9002 Highway 16, Rural Yellowhead

MLS® #E4459919

**\$140,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.72 Acres

Lobstick Resort, Rural Yellowhead, AB

Live here year round in this 4 season getaway! This Lobstick River Resort lot is fully loaded & prepped for all-season use. Upgraded with 200-amp power, plus three separate 30-amp plug-ins for RVs, a drilled well, and TWO septic tanks, this site can handle multiple RVs or future development. Lot has been professionally built up with 300 loads of crushed concrete, asphalt & road crush, ensuring excellent drainage year-round. Enjoy evenings around the fire pit & peaceful living in a quiet location just 1 hour west of Edmonton. BONUS: a 2010 40' North Country 4-season trailer is INCLUDED—ready to enjoy immediately---as well as a storage shed. Surrounded by nature, you will have full access to Lobstick River Resort amenities: use of 784 acres for a multitude of recreational activities: stocked trout pond, nature trails for walking or hiking, family campground, quadding, snowmobiling, skidooing, kayaking, cross country & horseback riding--- the perfect mix of convenience and escape.

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459919  |
| Price     | \$140,000 |
| Bathrooms | 0.00      |



|          |                 |
|----------|-----------------|
| Acres    | 0.72            |
| Type     | Rural           |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | #130 9002 Highway 16 |
| Area        | Rural Yellowhead     |
| Subdivision | Lobstick Resort      |
| City        | Rural Yellowhead     |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0E 2M0              |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Environmental Reserve, Picnic Area, Private Fishing, Recreation Use, Shopping Nearby, Treed Lot, Private Park Access |
|-------------------|----------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 25                   |
| Zoning         | Zone 70              |

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Listing information last updated on October 23rd, 2025 at 5:02pm MDT