# \$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

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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 168

Zoning Zone 70

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