



## #37 9002 Hwy 16 Rural Yellowhead AB

\$298,000

Look at this 2006, 4 bed 2 bath SRI 20 wide Mobile Home with large addition in Lobstick Resort. Unique layout that offers 2160+/- sq.ft. of living space which features two full baths, spacious kitchen with island, dining area, large Master bedroom, 3 additional bedrooms, a separate Office/Den area, large living room with a beautiful gas fireplace, family room with wood stove just off of the dining area all for relaxing by. Outside has spacious decks for all your entertaining, fenced dog area and lots of parking. There's 2 beautiful gardens (one with garden boxes), Lobstick River in your back yard...grab your canoe & go, firepit, playhouse, and a few sheds. Located an hour west of Edmonton, this recreational paradise comes with access to a trout pond & 800 +/- acres of land with trails to hike, quad & skidoo for an annual membership fee of \$50 to the voluntary home owners association. Don't miss this beautiful property!

Listing Presented By:



Originally Listed by:  
Sterling Real Estate

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