

\$184,900 - 44 9002 Hwy 16, Rural Yellowhead

MLS® #E4437007

\$184,900

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

Lobstick Resort, Rural Yellowhead, AB

Priced Below Market – Lobstick Bungalow with room to grow! Featuring 2 main-floor bedrooms, a modern 4-pc bath, and durable laminate flooring—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 intrusion—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	\$184,900
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
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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	125
Zoning	Zone 70

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Listing information last updated on September 18th, 2025 at 10:18am MDT