

# \$189,500 - 44 9002 Hwy 16, Rural Yellowhead

MLS® #E4437007

**\$189,500**

4 Bedroom, 2.00 Bathroom, 887 sqft

Rural on 0.77 Acres

Lobstick Resort, Rural Yellowhead, AB

Priced Below Market – Lobstick Bungalow with move-in ready main floor and 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 an efficient in-floor boiler system, this is a smart choice for outdoor lovers or buyers ready to build equity.

Built in 2007

## Essential Information

MLS® #	E4437007
Price	\$189,500
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	54
Zoning	Zone 70

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Listing information last updated on July 9th, 2025 at 7:47am MDT