

# \$139,900 - 70 9002 Hwy 16, Rural Yellowhead

MLS® #E4417107

**\$139,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.70 Acres

Lobstick Resort, Rural Yellowhead, AB

MODULAR HOME READY! Make your way North paralleling the Lobstick River to this FULLY SERVICED treed 0.70 Acre parcel with developed yard site across from County Reserve. Building site nicely set back, with large Weeping Willows, Poplar & Spruce trees scattered throughout; zoned Country Residential District. Zoning provides for recreational as well as year round living possibilities. Natural gas, electricity, telephone line & septic tank & mound are on the property & ready to service your build. As a Shareholder, Lobstick Resort is perfect for the outdoor enthusiast. An annual membership fee of \$50 maintains your paid up status with the voluntary homeowners association. Enjoy trout pond, quad & skidoo trails on 6 quarter sections (960 Acres) of land launching you to points beyond. Five minutes to NEW fire station & exceptional public library. 1 hour West of Edmonton, 2½ hour drive to skiing Jasper, minutes from local amenities. Immediate possession.



## Essential Information

MLS® #	E4417107
Price	\$139,900
Bathrooms	0.00
Acres	0.70

Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	70 9002 Hwy 16
Area	Rural Yellowhead
Subdivision	Lobstick Resort
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 2M0

### **Exterior**

Exterior Features Backs Onto Park/Trees, Creek, Level Land, No Through Road, Picnic Area, Playground Nearby, Private Setting, Recreation Use, Treed Lot, See Remarks

### **Additional Information**

Date Listed	January 6th, 2025
Days on Market	103
Zoning	Zone 70

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Listing information last updated on April 19th, 2025 at 11:32am MDT