

# \$585,000 - 412 Lobstick Trail, Rural Clearwater County

MLS® #A2191639

**\$585,000**

4 Bedroom, 3.00 Bathroom, 2,352 sqft

Residential on 3.93 Acres

Lobstick Acres, Rural Clearwater County, Alberta

Welcome to country living! This spacious, all-one-level ranch-style residence offers 2,400 sq. ft. of comfortable living space, nestled on a beautiful 4-acre lot. Built in 2004 on a sturdy concrete pad, this property is perfect for families, those looking to downsize, or anyone seeking wheelchair accessibility.

As you approach, you'll be greeted by a charming south-facing covered front deck featuring a newer hot tub—ideal for relaxing evenings under the stars. Step inside to discover an inviting open layout that seamlessly connects the kitchen, dining, and living areas—perfect for entertaining friends and family.

The modern kitchen is a chef's delight, equipped with brand-new stainless steel appliances, ample storage, and a generous island for cooking and gathering. From the kitchen, patio doors lead to an expansive 12' x 59' deck at the back, inviting you to enjoy the fresh air and tranquil views.

This home boasts 4 spacious bedrooms, including a primary suite with a private 4-piece bathroom. The attached single garage (23' x 17') features handy shelving and a workbench for your projects. In addition to the house, a brand-new 30 x 40 steel frame shop with 12-foot lean-tos on either side has just been constructed in 2023. This versatile space sits on screw pilings and features a gravel floor, ready for your personal



touch.

The property comes with a lush garden area, a storage shed, and a chicken coop that can double as a fenced area for pets. The yard is cross-fenced near the back, making it a safe haven for chickens or other small animals.

Gather around the cozy fire pit in the center of the yard for memorable evenings spent outdoors. The entire acreage is fenced, ensuring security and privacy.

Conveniently located near Leslieville High School and Condor Elementaryâ€”both brand new schoolsâ€”this property offers a wonderful opportunity to embrace country living. The home shows beautifully and is easy to arrange for showings. Additional items like the mower and cart are negotiable.

Built in 2004

### **Essential Information**

MLS® #	A2191639
Price	\$585,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,352
Acres	3.93
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	412 Lobstick Trail
Subdivision	Lobstick Acres
City	Rural Clearwater County
County	Clearwater County
Province	Alberta

Postal Code T0M 1H0

### Amenities

Utilities Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

Parking Spaces 1

Parking Additional Parking, Gated, Gravel Driveway, Single Garage Attached

# of Garages 1

### Interior

Interior Features Kitchen Island, No Smoking Home, Ceiling Fan(s), Jetted Tub, Pantry

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Natural Gas, Boiler, In Floor

Cooling None

Basement None

### Exterior

Exterior Features Dog Run, Fire Pit

Lot Description Landscaped, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Level, Rectangular Lot

Roof Metal

Construction Concrete, Wood Frame, Vinyl Siding

Foundation Slab

### Additional Information

Date Listed January 31st, 2025

Days on Market 84

Zoning CR

### Listing Details

Listing Office Royal Lepage Tamarack Trail Realty

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