

# \$429,900 - 316 Lobstick Drive, Rural Clearwater County

MLS® #A2234169

**\$429,900**

4 Bedroom, 1.00 Bathroom, 876 sqft

Residential on 3.63 Acres

NONE, Rural Clearwater County, Alberta

Private treed acreage with barn and pasture near town. On bus route to NEW SCHOOL. New fire station very close by. Solid older home with upgrades like METAL ROOFING, STUCCO SIDING, extra large HEATED DOUBLE GARAGE with work benches. CHICKEN COOP beside the GREENHOUSE will keep you fed year round. HOPS vines cover the HOT TUB area and south facing wall of house for natural shade and cooling effect. Fully fenced including security gate. Large fertile garden area has not been used lately. Country living yet still close enough to all the services that you don't wear out your 1/2 ton driving to town all the time !

Built in 1942

## Essential Information

MLS® #	A2234169
Price	\$429,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	876
Acres	3.63
Year Built	1942
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active



## Community Information

Address	316 Lobstick Drive
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M1H0

## Amenities

Parking	Double Garage Detached, Attached Carport, RV Gated
# of Garages	2

## Interior

Interior Features	No Smoking Home, Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Gas Water Heater
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard, Kennel
Lot Description	Irregular Lot, Many Trees, Pasture
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	15
Zoning	CR

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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