

\$140,000 - #130 9002 Highway 16, Rural Yellowhead

MLS® #E4459919

\$140,000

0 Bedroom, 0.00 Bathroom,
Rural on 0.72 Acres

Lobstick Resort, Rural Yellowhead, AB

Four season getaway or income property! This Lobstick River Resort lot is fully loaded & prepped for all-season use. Upgraded with 200-amp power, plus three separate 30-amp plug-ins for RVs, a drilled well, and TWO septic tanks, this site can handle multiple RVs or future development. Lot has been professionally built up with 300 loads of crushed concrete, asphalt & road crush, ensuring excellent drainage year-round. Enjoy evenings around the fire pit, storage in the shed, & peaceful living in a quiet location just 1 hour west of Edmonton. BONUS: a 2010 40' North Country 4-season trailer is included—ready to enjoy immediately. Surrounded by nature, you will have full access to Lobstick River Resort amenities: use of 784 acres for a multitude of recreational activities: stocked trout pond, nature trails for walking or hiking, family campground, quadding, snowmobiling, skidooing, kayaking, cross country & horseback riding--- the perfect mix of convenience and escape.

Essential Information

MLS® #	E4459919
Price	\$140,000
Bathrooms	0.00
Acres	0.72



Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	#130 9002 Highway 16
Area	Rural Yellowhead
Subdivision	Lobstick Resort
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 2M0

Exterior

Exterior Features	Environmental Reserve, Picnic Area, Private Fishing, Recreation Use, Shopping Nearby, Treed Lot, Private Park Access
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Additional Information

Date Listed	September 28th, 2025
Days on Market	16
Zoning	Zone 70

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Listing information last updated on October 14th, 2025 at 7:47am MDT