

**412 LOBSTICK Trail  
Rural Clearwater County, Alberta****MLS # A2191639****\$585,000**

<b>Division:</b>	Lobstick Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,352 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Gated, Gravel Driveway, Single Garage Attached		
<b>Lot Size:</b>	3.93 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	26-39-5-W5
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Slab	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** Kitchen Island, Pantry shelving, sheds, dog house, chicken coop, hot tub, tarp garage, (cub cadet mower & cart - negotiable)

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 Elementary—both brand

new schools&mdash;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.