

# \$89,000 - 2, Rge Rd 90 / Lobstick Resort Road, Rural Yellowhead

MLS® #E4454243

**\$89,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.21 Acres

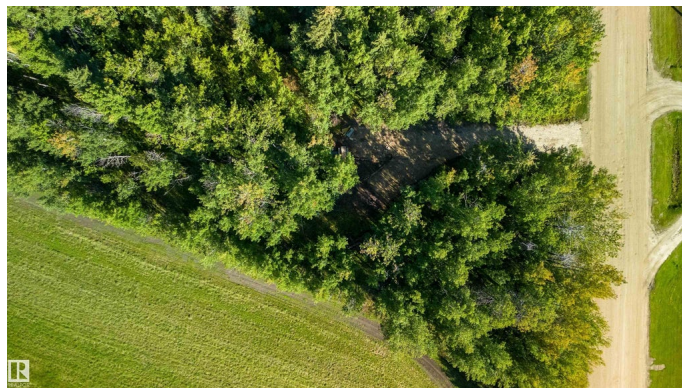
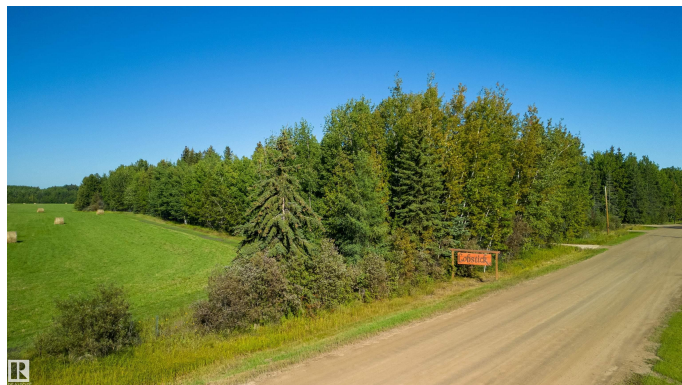
Lobstick Resort, Rural Yellowhead, AB

Get away from it all to your new acreage! New Gravel Driveway! BUILD A HOME or CABIN out here! ...OR... Own & Enjoy your own permanent and private RV Lot and Campsite! Clean and Fairly New Porta-Potty Outhouse included. Firepit and Picnic Table Included. Visit on weekends, vacation days or live out here in nature! Stage here for all your quadding, snowmobiling and hunting adventures!! Extensive ATV Trails in the area! An HOA / Community Association is in place and costs \$50/year. Includes ATV Trails upkeep, skid-steer costs, summer mixer event, community contacts, group awareness and an AGM. Your options are endless! Convenient Access just north of Highway 16, only 1 hour straight west of Edmonton, near Wildwood.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4454243        |
| Price     | \$89,000        |
| Bathrooms | 0.00            |
| Acres     | 1.21            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information



|             |                                     |
|-------------|-------------------------------------|
| Address     | 2, Rge Rd 90 / Lobstick Resort Road |
| Area        | Rural Yellowhead                    |
| Subdivision | Lobstick Resort                     |
| City        | Rural Yellowhead                    |
| County      | ALBERTA                             |
| Province    | AB                                  |
| Postal Code | T0E 2M0                             |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Picnic Area, Private Setting, Recreation Use, Treed Lot |
|-------------------|--------------------------------------------------------------------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 70                |
| Zoning         | Zone 70           |
| HOA Fees       | 50                |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 31st, 2025 at 2:47pm MDT