

\$365,000 - 437 Lobstick Trail, Leslieville

MLS® #A2133821

\$365,000

3 Bedroom, 2.00 Bathroom, 1,235 sqft

Residential on 4.35 Acres

NONE, Leslieville, Alberta

Nestled on 4.35 acres of serene wilderness, this property boasts a charming mobile home waiting for your final touches and a generously-sized 28-foot by 30-foot garage, both of which received fresh shingles 4 years ago and the mobile has new flooring eight years ago. Set against the backdrop of Kodiak Lake, a tranquil non-motorized oasis, this haven is tailor-made for those who cherish the tranquility of waterside living.

Located near Leslieville, where quaint small-town charm meets modern convenience, residents can enjoy easy access to local stores, a newly-built firehall, and a state-of-the-art high school serving grades 7-12. Families with young children will appreciate the nearby amenities in Condor, including a new elementary school catering to grades preschool-6.

For those seeking a bit more adventure, the bustling communities of Rocky and Sylvan are just a short distance away, offering a plethora of shopping opportunities and endless possibilities for exploration.

Imagine waking up to the gentle lapping of waves and spending your days paddle boarding, kayaking, or simply basking in the natural beauty that surrounds you. With breathtaking views of the lake and direct access to its shimmering waters, this property promises a lifestyle of tranquility, convenience,



and endless outdoor adventure.

Built in 1978

Essential Information

MLS® #	A2133821
Price	\$365,000
Sold Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,235
Acres	4.35
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	437 Lobstick Trail
Subdivision	NONE
City	Leslieville
County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

Amenities

Parking	Double Garage Detached
Is Waterfront	Yes

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Oven, Electric Range, Electric Stove, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Dock, Private Yard
Lot Description	Back Yard, Front Yard, Gentle Sloping, Lake, Lawn, Many Trees, Private, Waterfront
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Block, Piling(s)

Additional Information

Date Listed	May 20th, 2024
Date Sold	January 10th, 2025
Days on Market	233
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Royal Lepage Tamarack Trail Realty
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