



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

316 Lobstick Drive
Rural Clearwater County, Alberta

MLS # A2234169



\$429,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	876 sq.ft.	Age:	1942 (83 yrs old)
Beds:	4	Baths:	1
Garage:	Attached Carport, Double Garage Detached, RV Gated		
Lot Size:	3.63 Acres		
Lot Feat:	Irregular Lot, Many Trees, Pasture		

Heating:	Central, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: Hot tub and Gazebo

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 !