



GRASSROOTS
REALTY GROUP

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**425 Lobstick Trail
Leslieville, Alberta**

MLS # A2239267



\$520,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,220 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Gravel Driveway		
Lot Size:	2.50 Acres		
Lot Feat:	Front Yard, Many Trees, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, Vaulted Ceiling(s)		

Inclusions: n/a

Tucked away at the end of a quiet dead-end road, surrounded by towering mature spruce trees and steps from serene Kodiak Lake, this 4-bedroom, 2-bathroom log home is the rustic dream you've been waiting for. Set on 2.5 private acres, this property feels like a secluded forest retreat, yet it's just minutes from all the amenities of Leslieville — including a brand new high school. Step inside and feel the warmth of the wood-burning stove set against a stunning river rock backdrop. The character of this 1975-built home has been lovingly preserved, with recent updates including a new fridge, fresh stain, gravel driveway, and roof. Let your dogs roam free in the bush-run, tinker away in the detached double garage, or simply soak in the stillness of nature from your own backyard. Whether you're craving privacy, connection to nature, or a place where your family can thrive close to town — this one-of-a-kind log home checks every box. Escape to the woods. Live minutes from everything.