

# \$520,000 - 425 Lobstick Trail, Leslieville

MLS® #A2239267

**\$520,000**

4 Bedroom, 2.00 Bathroom, 1,220 sqft

Residential on 2.50 Acres

NONE, Leslieville, Alberta

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.

Built in 1975

## Essential Information

MLS® #	A2239267
Price	\$520,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,220
Acres	2.50
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	425 Lobstick Trail
Subdivision	NONE
City	Leslieville
County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

### **Amenities**

Parking	Additional Parking, Double Garage Detached, Gravel Driveway
# of Garages	2

### **Interior**

Interior Features	Natural Woodwork, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Front Yard, Many Trees, Private, Treed
Roof	Metal
Construction	Cedar, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 12th, 2025
Days on Market	1
Zoning	CR

### **Listing Details**

Listing Office	CIR Realty
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