# \$1,145,000 - 50409a Highway 16, Rural Yellowhead County

MLS® #A2186927

\$1,145,000

8 Bedroom, 12.00 Bathroom, 5,675 sqft Residential on 2.99 Acres

NONE, Rural Yellowhead County, Alberta

Discover acreage living on this 2.99 acre property located just minutes west of Hinton. This amazing home is rich with character & history and it boasts a long list of recent upgrades, making it move-in ready. Originally built in 1949 and with an extensive renovation and addition completed in 2017, this property has a unique combination of old-time charm and modern convenience. The main living area is a bright, open space consisting of a parlour and a great room, each with a wood-burning fireplace and a mountain view through the south-facing windows. This space is perfect for large gatherings of family and friends, and hosting quests is made easier by the massive commercial grade kitchen. Along with a grand front entryway and 4 car garage, the 2017 addition features a fully-contained accessible suite and a developed lower level kitchenette suite (with living room, bedroom, and full bath). The upper level has a total of 7 bedrooms each with an ensuite bathroom. A mechanical & plumbing overhaul was also completed and it included a heating system revamp, new 400 amp electrical, a new water well, and a septic system upgrade. Plus, all upper level windows have been replaced and shingles were also re-done. The walk-out basement under the original house is partially finished and currently used as storage and a workshop but could be developed as additional living space to include a family







room, kids play area, wine cellar, and/or hobby space. There's a covered front entry, 2 decks, and a covered verandah that runs the full length of the home. The outside area is also impressive and features beautiful landscaping, a paved driveway with loads of parking, and partial perimeter fencing with a fenced-in pasture. In addition, there's a firepit area, perennial beds, garden space, and a flat, usable yard. This unique property would make for a fantastic place to call home and with versatile zoning, it allows for a variety of additional uses including generating income from suites.

Built in 1949

## **Essential Information**

MLS® # A2186927 Price \$1,145,000

Bedrooms 8

Bathrooms 12.00 Full Baths 10 Half Baths 2

Square Footage 5,675 Acres 2.99 Year Built 1949

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address 50409a Highway 16

Subdivision NONE

City Rural Yellowhead County

County Yellowhead County

Province Alberta
Postal Code T7V 1X4

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 12

Parking Parking Pad, Quad or More Attached, RV Access/Parking

# of Garages 4

#### Interior

Interior Features Built-in Features, Beamed Ceilings, French Door, Wood Windows

Appliances Dishwasher, Refrigerator, Range Hood, Stove(s), Washer/Dryer,

Window Coverings, Water Softener

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Fire Pit, Garden, Storage

Lot Description Lawn, Landscaped, Level, Views

Roof Asphalt Shingle

Construction Stone, Wood Siding

Foundation Poured Concrete, Block

#### **Additional Information**

Date Listed January 13th, 2025

Days on Market 294 Zoning ND

### **Listing Details**

Listing Office ROYAL LEPAGE ANDRE KOPP & ASSOCIATES

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.