# \$1,699,000 - 1093 Makenny Street, Hinton

MLS® #A2202823

# \$1,699,000

4 Bedroom, 3.00 Bathroom, 1,523 sqft Residential on 9.88 Acres

Thompson Lake, Hinton, Alberta

This stunning 2016 custom-built home sits on 9.88 acres with prime Trans-Canada Highway 16 frontage, making it the perfect blend of luxury living and investment opportunity. Designed with top-tier finishes and thoughtful upgrades, this property is a must-see!

Inside, the 1,500+ sq. ft. main floor features an open-concept design with vaulted ceilings, a wood-burning fireplace, and high-end details like hardwood floors, granite countertops, and heated tile flooring. The gourmet kitchen flows seamlessly into the dining and living areas, creating a warm and inviting space. The primary suite is a private retreat, offering a walk-through closet, spa-like ensuite with double vanities, a custom glass shower, and a soaker tubâ€"with direct access to the saltwater hot tub on the side deck. A laundry room and half bath complete the main level.

The fully developed walkout basement adds even more living space, featuring three large bedrooms, a full bathroom, an enormous family room, a wet bar, cozy carpeting, and a second wood-burning fireplaceâ€"perfect for entertaining or relaxing.

Outside, the possibilities are endless! The property includes a heated  $29\hat{a}$ €<sup>TM</sup> x  $40\hat{a}$ €<sup>TM</sup> attached garage and a  $28\hat{a}$ €<sup>TM</sup> x  $48\hat{a}$ €<sup>TM</sup> heated shop, ideal for storage, a home business, or hobby space. The property has been landscaped for RV storage, and the FUD







zoning allows for a variety of opportunities, making this a smart investment with endless potential.

Whether you're looking for a dream home for your family or a property with income-generating possibilities, this one checks all the boxes. Don't miss out on this prime real estate opportunity!

Built in 2016

### **Essential Information**

MLS® # A2202823 Price \$1,699,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,523 Acres 9.88

Year Built 2016

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 1093 Makenny Street

Subdivision Thompson Lake

City Hinton

County Yellowhead County

Province Alberta
Postal Code T7V 1H3

#### **Amenities**

Parking Spaces 175

Parking Double Garage Attached, RV Garage

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters,

Soaking Tub, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar,

Walk-In Closet(s)

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings, Freezer, Garage Control(s), Water

Softener

Heating Forced Air, Central, Fireplace(s), In Floor

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Living Room, Wood Burning, Family Room

Has Basement Yes

Basement Finished, Full

# **Exterior**

Exterior Features Garden, Private Yard

Lot Description Landscaped, No Neighbours Behind, Private, Garden, Many Trees

Roof Asphalt

Construction Wood Frame, Stucco

Foundation Poured Concrete

# **Additional Information**

Date Listed March 14th, 2025

Days on Market 234
Zoning FUD

# **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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