

\$809,900 - 13, 23518 Highway 16 W, Rural Yellowhead County

MLS® #A2251574

\$809,900

6 Bedroom, 4.00 Bathroom, 3,037 sqft
Residential on 8.59 Acres

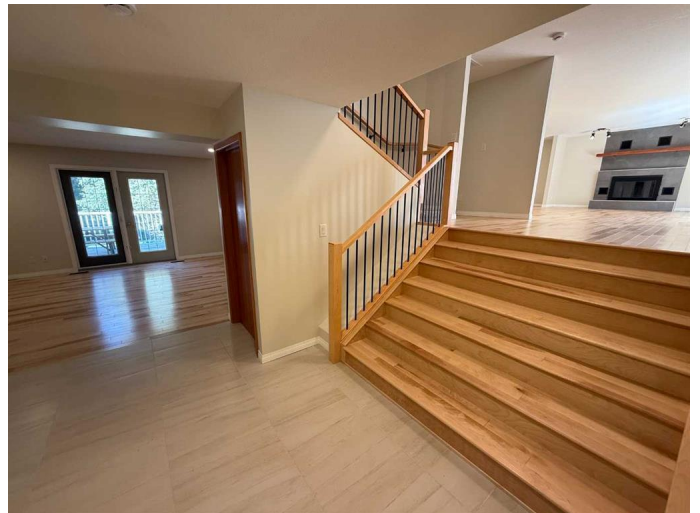
NONE, Rural Yellowhead County, Alberta

If you've been dreaming of the perfect acreage whether you're a horse lover or simply need space for a large family this property has it all. With an impressive 3,037 sq ft spread across three levels, this home offers both size and comfort.

One of the standout features is the five bedrooms all located on the upper floor, including a full 4-piece bathroom and a spacious primary suite with its own 4-piece ensuite and walk in closet. The home has just undergone a major renovation from top to bottom stripped down and rebuilt with new drywall, flooring, paint, and lighting. The exterior walls were upgraded with spray foam insulation, bringing the home up to modern efficiency standards.

High end hardwood flooring and ceramic tile flow through the main living areas, while brand-new plush carpet adds warmth and comfort to the bedrooms. The layout is expansive and versatile, offering multiple spaces for the family to gather, relax, or entertain across three fully finished levels.

Outside, you'll find 8.59 acres of private land complete with a covered front patio, fire pit area, back deck, barn, and an older riding ring. The property is mostly fenced with some cross-fencing, making it well-suited for horses



or other animals.

If youâ€™ve been waiting for the ideal acreage near Hinton, this property could be the one it truly checks all the boxes.

Built in 1976

Essential Information

MLS® #	A2251574
Price	\$809,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,037
Acres	8.59
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

Community Information

Address	13, 23518 Highway 16 W
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1X0

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Recessed Lighting
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	14
Zoning	CRD

Listing Details

Listing Office	RE/MAX 2000 REALTY
----------------	--------------------

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.