

\$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 guests 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	300
Zoning	ND

Listing Details

Listing Office	ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
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