



1093 Mackenny Street
Hinton, Alberta

MLS # A2302552



\$1,699,000

Division:	Thompson Lake		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,529 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	9.88 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Central, High Efficiency, In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	20-51-24-W5
Exterior:	Stucco	Zoning:	FUD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar		
Inclusions:	none		

Exceptional investment opportunity with high-visibility Highway 16 frontage—offering endless possibilities for future development or business use!! You will be impressed with this stunning 2016 custom-built home situated on 9.88 acres, delivering the perfect blend of luxury living and investment potential. Designed with top-tier finishes and thoughtful upgrades throughout, this property is truly a must-see. The 1529 sq ft main floor showcases an open-concept layout with vaulted ceilings, a cozy wood-burning fireplace, and high-end details including hardwood flooring, granite countertops, and heated tile. The gourmet kitchen features beautiful wood cabinetry, a gas stove, and a large island, flowing seamlessly into the dining and living areas to create a warm and inviting space for everyday living and entertaining. The primary suite is a private retreat, complete with a walk-through closet and spa-inspired ensuite featuring double vanities, a custom glass shower, and a soaker tub. Enjoy direct access from the suite to the side deck and relax in the saltwater hot tub. A convenient laundry room and half bath complete the main level. The fully developed walkout basement adds exceptional living space with three large bedrooms, a full bathroom, an enormous family room, wet bar, cozy carpeting, and a second wood-burning fireplace—perfect for relaxing or hosting guests. Outside, the possibilities are endless. The property includes a heated 29’ x 40’ attached garage and a 28’ x 48’ heated shop, ideal for storage, a home-based business, or hobby use. The yard is thoughtfully landscaped with a thriving RV storage business with parking for 170+ units. FUD zoning allows for a variety of potential uses—making this a smart investment. This home shows like new and has been exceptionally well maintained. Whether

you're looking for a beautiful family home, a business opportunity, or income-generating potential, this property checks all the boxes. Don't miss this rare opportunity to own a prime piece of real estate.