



50409A Highway 16
Rural Yellowhead County, Alberta

MLS # A2326946



\$999,995

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,675 sq.ft.	Age:	1949 (77 yrs old)
Beds:	8	Baths:	10 full / 2 half
Garage:	Parking Pad, Quad or More Attached, RV Access/Parking		
Lot Size:	2.99 Acres		
Lot Feat:	Landscaped, Lawn, Level, Views		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Laminate, Linoleum, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	ND
Foundation:	Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Beamed Ceilings, Built-in Features, French Door, Vinyl Windows, Wood Windows		

Inclusions: NONE

BIG PRICE REDUCTION! Discover acreage living on this 2.99 acre property located just minutes west of Hinton. Alternatively, this property can be viewed through the lens of having tremendous investment value. The 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.