



**GRASSROOTS**  
REALTY GROUP

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**8316 Highway 16A**  
**Rural Yellowhead County, Alberta**

**MLS # A2327758**



**\$1,100,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,449 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	77.70 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit Trees/Shrub		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Wood	<b>Sewer:</b>	Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-53-8-W5
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	<b>Zoning:</b>	RD
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Paid For, Heating Paid For, See Remarks, P
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Refrigerator-Two

Experience the ultimate in privacy, serenity and natural beauty with this spectacular 77-acre waterfront estate where the breathtaking Lobstick River winds through the property, offering approx. 1.3 km of accessible shoreline. Surrounded by mature trees, rolling meadows, 2 tranquil ponds & 1.9 km of private trails, this is a true nature lover's paradise. Beautifully designed over 2744 sq. ft. home features a bright open-concept layout, 4 bdrms, 3 baths, a walkout FR & expansive decks capturing incredible river and valley views. The heated & attached garage includes in-floor heat, loft storage & 8ft & 12x12ft door. An all-season guest cabin with kitchen, bath, attached double garage and lean-to is ideal for guests, a home business or Airbnb potential. Just 60 minutes west from Edmonton with paved access, this one-of-a-kind retreat offers endless opportunities for hiking, kayaking, horseback riding, wildlife viewing and peaceful country living. A property you'll never want to leave.