

9, 23518 Highway 16
Rural Yellowhead County, Alberta

MLS # A2284014



\$959,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,269 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Triple Garage Detached		
Lot Size:	6.67 Acres		
Lot Feat:	Backs on to Park/Green Space, Brush, Farm, Fruit Trees/Shrub(s), Irregular L		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings, suite appliances

Welcome to this exceptional 6.67 acre rural property located just 15 minutes from Hinton, Alberta. This property truly has it all, starting with a very comfortable home offering 4 bedrooms and 3 bathrooms. Professional renovations include new commercial grade flooring throughout the main level, along with an updated kitchen and bathrooms. The home is only one part of what makes this property so special. There is a 40 x 75 foot shop with two 14 ft overhead doors, complete with a one bedroom self contained living suite. The shop also features a vehicle lift and a 40 x 16 foot mezzanine for additional storage. For animal lovers, the property includes a 3 stall barn with tack room and hay loft, directly connected to multiple pasture areas. Additional features include an automatic waterer and a 45 x 17 foot pole shed for hay storage. If that is not enough, there is also an oversized double car garage measuring 40 x 24 foot, which previously had living quarters. This property truly has it all, including a renovated home, a massive shop with suite, a beautiful barn, and a second garage. It is a fantastic opportunity for anyone looking for more space, versatility, and outdoor freedom.