



GRASSROOTS
REALTY GROUP

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50519 HWY 16 E
Rural Yellowhead County, Alberta

MLS # A2238633



\$1,100,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,566 sq.ft.	Age:	2000 (25 yrs old)
Beds:	9	Baths:	4
Garage:	Additional Parking, Driveway, Gated, Single Garage Attached		
Lot Size:	10.48 Acres		
Lot Feat:	Backs on to Park/Green Space, Brush, Corners Marked, Creek/River/Stream/		

Heating: Boiler, Hot Water, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: ICF Block

Features: Kitchen Island

Water: Well

Sewer: Septic System

Condo Fee: -

LLD: -

Zoning: CRD

Utilities: -

Inclusions: Hot tub, some out buildings,

This unique and versatile property offers exceptional potential with over 10 acres of land, two homes, multiple outbuildings, a pond, and stunning views of the Rocky Mountains. Located just minutes from Hinton and only 15 minutes from the Jasper National Park boundary, the property offers both peaceful rural living and convenient access to key destinations. With direct access off Highway 16, it's ideal for a private residence, multi-family setup, recreational retreat, or potential business opportunity. The main home, built in 2000, is a spacious 1.5-storey residence set on an ICF foundation, perched on a hilltop to take full advantage of the panoramic views. The layout features five bedrooms and three bathrooms. On the main floor, you'll find a well-laid-out kitchen, dining room, and living room, along with a generous primary bedroom that includes a four-piece ensuite. There is also a dedicated office, a three-piece bathroom, and a laundry area on the main level. The upper level includes three large bedrooms and a shared four-piece bathroom. The basement is mostly undeveloped, aside from one completed bedroom, and currently serves as storage space. A large west-facing deck provides a peaceful space to relax and enjoy the scenery, and a second deck includes a hot tub with even more incredible views. A 20x20 attached garage completes the home. The second home, built in 1963, offers plenty of charm and a cool retro feel. The main floor includes three bedrooms, one full bathroom, a kitchen and dining area, and a massive living room that opens onto a large covered deck. A fourth bedroom is partially developed in the basement. This home is located lower on the property, close to the main outbuildings, pond, and Maskuta Creek, where you'll often see ducks and other wildlife. It also includes a single-car garage under the deck. Both homes

have their own private access off Highway 16. Additional features include several outbuildings, open green spaces, a pond, and creek frontage along beautiful Maskuta Creek. Properties like this—;with multiple homes, usable land, and a setting this picturesque—are extremely rare.