



GRASSROOTS
REALTY GROUP

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12, 23518 Highway 16 W
Rural Yellowhead County, Alberta

MLS # A2245851



\$740,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,300 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Quad or More Detached, Single Garage Attached		
Lot Size:	24.61 Acres		
Lot Feat:	Creek/River/Stream/Pond, Meadow, Treed, Yard Drainage		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum, Tile	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Vaulted Ceiling(s)		

Inclusions: Pool table included. Most chattels & equipment in shops/sheds can be included.

This private 7.96 acre property is developed with a house, barn, warehouse/shop, and several other small outbuildings. The home is a 5 bedroom 4 level split with character and rustic charm. On the main floor, the open living area with vaulted pine ceiling and large windows makes for a great gathering spot. The kitchen features an island and there's plenty of counter and cupboard space. The spacious dining room and living room along with large front and back entry ways complete the main level. Upstairs, there are 2 bedrooms and a renovated bathroom and the first lower level is laid out the same with 2 more bedrooms and a second updated bathroom. In the basement, there's a large family room with pool table, laundry/utility room, and a 5th bedroom or office. In addition, there's a big crawlspace for out-of-season storage. Other nice features of the home include metal roofing, stainless appliances, and an attached garage. The detached shop with attached warehouse measures over 2500 square feet and is a great structure for hobbies, storage, or even a home-based business. Plus, there's a barn and several sheds each of which is surely to find a purpose for the new owner. The property also has a pond, large meadow/pasture, and is partly fenced. Don't miss this affordable opportunity to own several nicely developed acres close to Hinton and take advantage of some nice potential to make this property your own.