



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**15 Maskuta Estates**  
**Rural Yellowhead County, Alberta**

**MLS # A2248420**



**\$879,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,200 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Parking Pad, RV Access		
<b>Lot Size:</b>	4.12 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Pasture		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, French Door, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Fridge & Window Coverings in suite included, All outbuildings can stay or go. Seacans not included

A very nice acreage property located west of Hinton in Maskuta Estates. 4.12 acres includes pasture for horses, a nicely landscaped yard, and outbuildings perfect for the hobby farmer. The 60x30 shop was completed in 2022 and offers 2 garage bays along with a separate contained guest suite. The house is nicely finished and has 4 bedrooms, 2 baths, and lots of flex space spread out across the single level rancher floorplan. Hardwood flooring, a gas fireplace, lots of natural light, a huge primary bedroom, and a double attached garage are among the great features of this quaint family estate. The entire parcel of land is flat and usable with fencing and cross fencing and the treed area at the rear of the property is perfect for outdoor shelter and storage. A paved driveway, loads of parking, and great location just minutes from Hinton and 15 minutes to the Jasper National Park.