



GRASSROOTS
REALTY GROUP

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13, 23518 Highway 16 W
Rural Yellowhead County, Alberta

MLS # A2251574



\$809,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	3,037 sq.ft.	Age:	1976 (49 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	8.59 Acres		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Recessed Lighting		

Inclusions: none

If you've been dreaming of the perfect acreage whether you're a horse lover or simply need space for a large family this property has it all. With an impressive 3,037 sq ft spread across three levels, this home offers both size and comfort. One of the standout features is the five bedrooms all located on the upper floor, including a full 4-piece bathroom and a spacious primary suite with its own 4-piece ensuite and walk in closet. The home has just undergone a major renovation from top to bottom stripped down and rebuilt with new drywall, flooring, paint, and lighting. The exterior walls were upgraded with spray foam insulation, bringing the home up to modern efficiency standards. High end hardwood flooring and ceramic tile flow through the main living areas, while brand-new plush carpet adds warmth and comfort to the bedrooms. The layout is expansive and versatile, offering multiple spaces for the family to gather, relax, or entertain across three fully finished levels. Outside, you'll find 8.59 acres of private land complete with a covered front patio, fire pit area, back deck, barn, and an older riding ring. The property is mostly fenced with some cross-fencing, making it well-suited for horses or other animals. If you've been waiting for the ideal acreage near Hinton, this property could be the one it truly checks all the boxes.