



9, 23518 Highway 16  
Rural Yellowhead County, Alberta

MLS # A2284014



**\$959,900**

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

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