



**1093 Mackenny Street  
Hinton, Alberta**

**MLS # A2302552**



**\$1,699,000**

<b>Division:</b>	Thompson Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,529 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	9.88 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

<b>Heating:</b>	Central, High Efficiency, In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	20-51-24-W5
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	FUD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	none		

Exceptional investment opportunity with high-visibility Highway 16 frontage—offering endless possibilities for future development or business use!! You will be impressed with this stunning 2016 custom-built home situated on 9.88 acres, delivering the perfect blend of luxury living and investment potential. Designed with top-tier finishes and thoughtful upgrades throughout, this property is truly a must-see. The 1529 sq ft main floor showcases an open-concept layout with vaulted ceilings, a cozy wood-burning fireplace, and high-end details including hardwood flooring, granite countertops, and heated tile. The gourmet kitchen features beautiful wood cabinetry, a gas stove, and a large island, flowing seamlessly into the dining and living areas to create a warm and inviting space for everyday living and entertaining. The primary suite is a private retreat, complete with a walk-through closet and spa-inspired ensuite featuring double vanities, a custom glass shower, and a soaker tub. Enjoy direct access from the suite to the side deck and relax in the saltwater hot tub. A convenient laundry room and half bath complete the main level. The fully developed walkout basement adds exceptional living space with three large bedrooms, a full bathroom, an enormous family room, wet bar, cozy carpeting, and a second wood-burning fireplace—perfect for relaxing or hosting guests. Outside, the possibilities are endless. The property includes a heated 29’ x 40’ attached garage and a 28’ x 48’ heated shop, ideal for storage, a home-based business, or hobby use. The yard is thoughtfully landscaped with a thriving RV storage business with parking for 170+units. FUD zoning allows for a variety of potential uses—making this a smart investment. This home shows like new and has been exceptionally well maintained. Whether

you're looking for a beautiful family home, a business opportunity, or income-generating potential, this property checks all the boxes. Don't miss this rare opportunity to own a prime piece of real estate.