



**51005 HIGHWAY 40 N**  
**Rural Yellowhead County, Alberta**

**MLS # A2081809**



**\$1,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,977 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	23.00 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape, No Neighbours Behind, Irregular Lot, Many Tre		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	5-51-25-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	RD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Satellite Internet
<b>Features:</b>	See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Unique Investor Opportunity! Over 23 Acres Zone RD (Rural District) featuring a fully remodeled Historic Log Character Home PLUS a Massive 52x32 foot Shop! This unique property classification and desirable location (minutes from town amenities and Jasper National Park) is an opportunity that does not come along every day! This Private Oasis offers a magnitude of business Development Potential including: Multi-Housing, Industrial, Commercial, and Recreational (see photos for Full List of permitted/discretionary uses). Currently Permitted to house up to 3 separate dwellings, and offers an excellent investment opportunity for cabins/recreational retreat development upon obtaining county approval. House: Originally built in JASPER Alberta, this charming log home was relocated in the 1970s from Patricia Street in Jasper, to this property and placed on a concrete foundation. Situated hilltop with a wrap-around deck overlooking its private picturesque surroundings, this well-maintained, fully renovated 5 bed 2.5 bath log home features an upgraded kitchen with stainless steel appliances and wood cabinets, large windows, vaulted ceilings, wood burning fireplace, and AC! The primary suite offers a walk-in closet, as well as a built-in beauty station. Upstairs is home to the primary, 2 more bedrooms, and a full bathroom. The basement has 2 more bedrooms, another full bathroom featuring a fully restored classic clawfoot tub, and a living room/ laundry space. Shop: 32x52 feet this massive shop is fully equipped with heat, hot water, and power. On the upper mezzanine, you'll find two offices as well as a 1/2 bathroom. The main level offers another 1/2 bathroom and is complete with a large bay door, suitable for all your equipment or storage needs. This is the only property down this private, county-maintained road. County will plow the snow all the way up to the

property line/shop, and the school bus will come right up to the house if you have kids. This totally private and tranquil space is only minutes from Jasper National Park. Opportunities like this do not come knocking every day!