



**GRASSROOTS**  
REALTY GROUP

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**50423A HIGHWAY 16**  
**Rural Yellowhead County, Alberta**

**MLS # A2084835**



**\$1,725,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,971 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Paved, Quad or More		
<b>Lot Size:</b>	46.48 Acres		
<b>Lot Feat:</b>	Brush, Creek/River/Stream/Pond, Front Yard, Garden, Irregular Lot, Lawn, Ma		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	RD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Sauna, Stone Counters, Storage		

**Inclusions:** none

Nestled on an expansive 46.48-acre parcel, this property beckons those seeking the ultimate in land and seclusion. A centerpiece of this pristine landscape is a charming 1971 sq ft house with three bedrooms, four bathrooms, and a 1999 main floor renovation that adds a modern touch to its classic charm. As if that weren't enough, there's a delightful log cabin guest house featuring a full kitchen, a 3 pc bathroom, and a cozy sleeping loft – perfect for guests or a tranquil retreat. If you're a hobbyist or a craftsman, you'll love the 40x60 shop with its own 2 pc bathroom and radiant heat. Nature lovers will revel in the sprawling pasture areas, and the presence of a fish pond equipped with an aerator that ensures your finned friends thrive even in the harshest winters. The property's large garden area promises bountiful harvests, while meticulously landscaped grounds elevate the overall aesthetic. Beyond the allure of its features, this property boasts highway 16 frontage and shares a border with Maskuta Estates, raising the tantalizing possibility of subdivision with lots accessed from this prestigious neighborhood. In a region where properties of this magnitude are a rare gem, don't let this opportunity slip through your fingers. Explore the endless possibilities of life on this vast canvas, and make it your very own piece of paradise in the heart of Alberta's enchanting landscape.