



50423A HIGHWAY 16
Rural Yellowhead County, Alberta

MLS # A2084835



\$1,950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,971 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	4
Garage:	Additional Parking, Double Garage Attached, Driveway, Paved, Quad or More		
Lot Size:	46.48 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Front Yard, Lawn, Garden, Irregular Lot, Ma		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	RD
Foundation:	Poured Concrete	Utilities:	-
Features:	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.