



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

50423A HIGHWAY 16
Rural Yellowhead County, Alberta

MLS # A2085700



\$1,725,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,971 sq.ft.
Zoning:	RD

Heating:	Combination, Natural Gas
Floors:	-
Roof:	Asphalt Shingle, Metal
Exterior:	-
Water:	-
Sewer:	-

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Inclusions: RANGE, WASHER, DRYER, POOL TABLE, WET BAR, FRIDGE X2, COOK TOP, BUILT IN OVEN, FUEL TANKS, POND AERATOR

Offering a rare opportunity, this sprawling 46.48-acre parcel of prime real estate boasts an impressive 2100 feet of frontage along the bustling Highway 16, just minutes away from the iconic Jasper National Park. Zoned as RD, this property opens up a world of possibilities, including the potential for secondary suites, recreational cabins, short-term accommodations, and bed and breakfast establishments, among others. Further enhancing its versatility, discretionary uses encompass options like a manufactured home community, campground, hotel, motel, and even a recreation resort. Beyond the potential, the property itself boasts a 1971 sqft main house, a charming 977 sqft log cabin, a spacious 40x60 shop, a serene fish pond, and ample pasture space, making it a truly remarkable investment opportunity in a highly sought-after location.