



**941 Makenny Street
Hinton, Alberta**

MLS # A2097683



\$1,999,999

Division:	Hill		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,234 sq.ft.	Age:	1984 (40 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached, Gravel Driveway, RV Access/Parking		
Lot Size:	103.00 Acres		
Lot Feat:	Gentle Sloping, Irregular Lot, Many Trees, Views, Wooded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out To Grade	LLD:	19-51-24-W5
Exterior:	Mixed	Zoning:	FUD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	See Remarks		

Inclusions: NA

VERY RARE!! This incredible 103 acre property, located fully within the Town of Hinton limits has incredible potential due to its size and zoning. 3000 feet of Trans Canada Highway 16 exposure, this is an outstanding win-win for the investor, and the Town of Hinton. A multi generational family lifestyle is also perfect in this location, with easy highway access, and proximity to schools, shopping and recreational facilities.