



2, 23518 16 Highway W  
Rural Yellowhead County, Alberta

MLS # A2101372



**\$899,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow   |               |                   |
| <b>Size:</b>     | 2,256 sq.ft.   | <b>Age:</b>   | 1977 (47 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Driveway, Gated, Heated Garage, Quad or More Detached, Triple Garage Att     |               |                   |
| <b>Lot Size:</b> | 13.69 Acres  |               |                   |
| <b>Lot Feat:</b> | Lawn, Garden, Gentle Sloping, Irregular Lot, Many Trees, Native Plants, Past |               |                   |

|                    |                                   |                   |              |
|--------------------|-----------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Boiler, Hot Water, Natural Gas    | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood    | <b>Sewer:</b>     | Septic Field |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Brick, Wood Frame                 | <b>Zoning:</b>    | CRD          |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Bar, No Smoking Home, Pantry      |                   |              |

**Inclusions:** NONE

Nestled in the serene landscape, #2 Cardale presents an exquisite blend of luxury and contemporary allure, redefining the essence of home. This captivating 5-bedroom, 2.5-bathroom sanctuary exudes warmth and elegance from the moment you step inside. Meticulously updated by its current owners, this dwelling offers the option of purchasing it fully furnished, reflecting their impeccable taste and style. Boasting an expansive 4366 sq ft footprint across two levels, the main floor showcases the primary bedroom, a secondary bedroom, a lavish 5-piece bathroom, and a convenient 2-piece powder room. The living spaces on this level include a stunning kitchen equipped with state-of-the-art appliances, an inviting eating nook, two spacious living rooms, a formal dining area, and a sunroom offering panoramic views of the surrounding estate. Descend to the basement retreat, where indulgence awaits with a sprawling family room, three additional bedrooms, a well-appointed 3-piece bathroom, and a private home gym. Spanning 13.69 acres of picturesque land, the property features a main bungalow with a walkout basement, a 42x30 heated shop, a barn with a chicken coop, fenced pastures for horses, a sprawling garden area, and a tranquil pond complete with its own island. Conveniently located within a mere 10-minute drive from Hinton, this residence offers the epitome of acreage living, where luxury meets tranquility in perfect harmony.