



15 Maskuta Estates
Rural Yellowhead County, Alberta

MLS # A2127455



\$895,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,200 sq.ft.	Age:	1993 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Double Garage Detached, Parking Pad, RV Access		
Lot Size:	4.12 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	31-50-25-W5
Exterior:	Stone, Stucco	Zoning:	CRD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas
Features:	French Door, Kitchen Island, Open Floorplan, Pantry		

Inclusions: FRIDGE & WINDOW COVERINGS IN SUITE INCLUDED. ALL OUTBUILDINGS CAN STAY OR GO. SEACANS NOT INCLUDED.

A very nice acreage property located west of Hinton in Maskuta Estates. 4.12 acres includes pasture for horses, a nicely landscaped yard, and outbuildings perfect for the hobby farmer. The 60x30 shop was completed in 2022 and offers 2 garage bays along with a separate contained guest suite. The house is nicely finished and has 4 bedrooms, 2 baths, and lots of flex space spread out across the single level rancher floorplan. Hardwood flooring, a gas fireplace, lots of natural light, a huge primary bedroom, and a double attached garage are among the great features of this family home. The entire parcel of land is flat and usable with fencing and cross fencing and the treed area at the rear of the property is perfect for outdoor shelter and storage. A paved driveway, loads of parking, and great location just minutes from Hinton and 15 minutes to the Jasper National Park.