



**GRASSROOTS**  
REALTY GROUP

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**1093 Makenny Street  
Hinton, Alberta**

**MLS # A2202823**



**\$1,699,000**

<b>Division:</b>	Thompson Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Garage		
<b>Lot Size:</b>	9.88 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Many Trees, No Neighbours Behind, Private		

<b>Heating:</b>	Central, In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	20-51-24-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	FUD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	n/a		

This stunning 2016 custom-built home sits on 9.88 acres with prime Trans-Canada Highway 16 frontage, making it the perfect blend of luxury living and investment opportunity. Designed with top-tier finishes and thoughtful upgrades, this property is a must-see! Inside, the 1,500+ sq. ft. main floor features an open-concept design with vaulted ceilings, a wood-burning fireplace, and high-end details like hardwood floors, granite countertops, and heated tile flooring. The gourmet kitchen flows seamlessly into the dining and living areas, creating a warm and inviting space. The primary suite is a private retreat, offering a walk-through closet, spa-like ensuite with double vanities, a custom glass shower, and a soaker tub&mdash;with direct access to the saltwater hot tub on the side deck. A laundry room and half bath complete the main level. The fully developed walkout basement adds even more living space, featuring three large bedrooms, a full bathroom, an enormous family room, a wet bar, cozy carpeting, and a second wood-burning fireplace&mdash;perfect for entertaining or relaxing. Outside, the possibilities are endless! The property includes a heated 29' x 40' attached garage and a 28' x 48' heated shop, ideal for storage, a home business, or hobby space. The property has been landscaped for RV storage, and the FUD zoning allows for a variety of opportunities, making this a smart investment with endless potential. Whether you're looking for a dream home for your family or a property with income-generating possibilities, this one checks all the boxes. Don't miss out on this prime real estate opportunity!