

# \$1,725,000 - 50423a Highway 16, Rural Yellowhead County

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MLS® #A2084835

**\$1,725,000**

3 Bedroom, 4.00 Bathroom, 1,971 sqft  
Residential on 46.48 Acres

NONE, Rural Yellowhead County, Alberta

Nestled on an expansive 46.48-acre parcel, this property beckons those seeking the ultimate in land and seclusion. A centerpiece of this pristine landscape is a charming 1971 sq ft house with three bedrooms, four bathrooms, and a 1999 main floor renovation that adds a modern touch to its classic charm. As if that weren't enough, there's a delightful log cabin guest house featuring a full kitchen, a 3 pc bathroom, and a cozy sleeping loft – perfect for guests or a tranquil retreat. If you're a hobbyist or a craftsman, you'll love the 40x60 shop with its own 2 pc bathroom and radiant heat.

Nature lovers will revel in the sprawling pasture areas, and the presence of a fish pond equipped with an aerator that ensures your finned friends thrive even in the harshest winters. The property's large garden area promises bountiful harvests, while meticulously landscaped grounds elevate the overall aesthetic. Beyond the allure of its features, this property boasts highway 16 frontage and shares a border with Maskuta Estates, raising the tantalizing possibility of subdivision with lots accessed from this prestigious neighborhood. In a region where properties of this magnitude are a rare gem, don't let this opportunity slip through your fingers. Explore the endless possibilities of life on this vast canvas, and make it your very own piece of



paradise in the heart of Alberta's enchanting landscape.

Built in 1978

### Essential Information

MLS® #	A2084835
Price	\$1,725,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	1,971
Acres	46.48
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	50423a Highway 16
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7V1X7

### Amenities

Parking Spaces	20
Parking	Additional Parking, Double Garage Attached, Driveway, Paved, Quad or More Detached
# of Garages	6
Waterfront	Pond

### Interior

Interior Features	Stone Counters, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Storage
Appliances	Built-In Refrigerator, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Range, Washer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Walk-Out

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Brush, Creek/River/Stream/Pond, Front Yard, Garden, Irregular Lot, Lawn, Many Trees, Pasture
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 4th, 2023
Days on Market	544
Zoning	RD

## Listing Details

Listing Office	RE/MAX 2000 REALTY
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