

# \$1,699,000 - 1093 Makenny Street, Hinton

MLS® #A2202823

**\$1,699,000**

4 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 9.88 Acres

Thompson Lake, Hinton, Alberta

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 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 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!

Built in 2016

### Essential Information

MLS® #	A2202823
Price	\$1,699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	9.88
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	1093 Makenny Street
Subdivision	Thompson Lake
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1H3

### Amenities

Parking Spaces	175
Parking	Double Garage Attached, RV Garage
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Central, In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Garden, Landscaped, Many Trees, No Neighbours Behind, Private
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	39
Zoning	FUD

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.