

\$709,900 - 12, 23518 Highway 16 W, Rural Yellowhead County

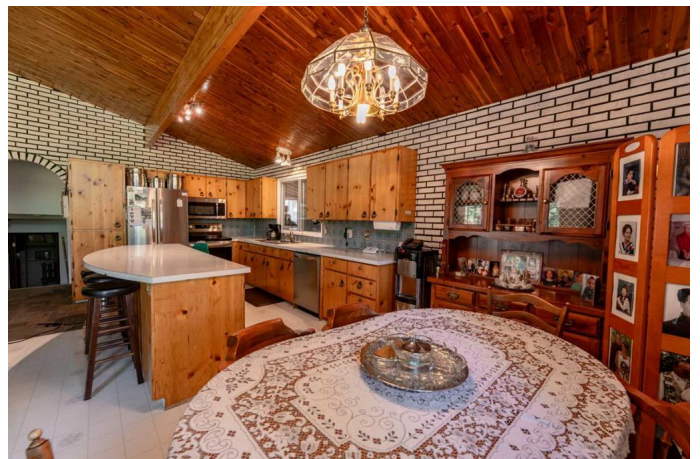
MLS® #A2245851

\$709,900

5 Bedroom, 2.00 Bathroom, 1,300 sqft
Residential on 7.96 Acres

NONE, Rural Yellowhead County, Alberta

This private 7.96 acre property is developed with a house, barn, warehouse/shop, and several other small outbuildings. The home is a 5 bedroom 4 level split with character and rustic charm. On the main floor, the open living area with vaulted pine ceiling and large windows makes for a great gathering spot. The kitchen features an island and there's plenty of counter and cupboard space. The spacious dining room and living room along with large front and back entry ways complete the main level. Upstairs, there are 2 bedrooms and a renovated bathroom and the first lower level is laid out the same with 2 more bedrooms and a second updated bathroom. In the basement, there's a large family room with pool table, laundry/utility room, and a 5th bedroom or office. In addition, there's a big crawlspace for out-of-season storage. Other nice features of the home include metal roofing, stainless appliances, and an attached garage. The detached shop with attached warehouse measures over 2500 square feet and is a great structure for hobbies, storage, or even a home-based business. Plus, there's a barn and several sheds each of which is surely to find a purpose for the new owner. The property also has a pond, large meadow/pasture, and is partly fenced. Don't miss this affordable opportunity to own several nicely developed acres close to Hinton and take advantage of some nice potential to make



this property your own.

Built in 1977

Essential Information

MLS® #	A2245851
Price	\$709,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	7.96
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

Community Information

Address	12, 23518 Highway 16 W
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7V 0A3

Amenities

Parking	Single Garage Attached, Quad or More Detached
# of Garages	4

Interior

Interior Features	Closet Organizers, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Treed, Yard Drainage, Creek/River/Stream/Pond, Meadow
Roof	Metal
Construction	Brick, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	28
Zoning	CRD

Listing Details

Listing Office	ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
----------------	--------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.