\$1,145,000 - 50409a Highway 16, Rural Yellowhead County

MLS® #A2186927

\$1,145,000

8 Bedroom, 12.00 Bathroom, 5,675 sqft Residential on 2.99 Acres

NONE, Rural Yellowhead County, Alberta

A tremendous opportunity, this property offers versatile zoning with residential, commercial, or mixed-use appeal in a great location, just 5 minutes from Hinton or 45 minutes from the Jasper townsite. The historic Bar-F Ranch House was originally built in 1949 with an extensive renovation and addition completed in 2017. This property is loaded with charm and true character. The main living area is a bright, open space consisting of a parlour and a great room, each with a wood-burning fireplace and a mountain view through the south-facing windows. The home features a spacious, renovated commercial grade kitchen at the far end of the main level. The upper level has 6 bedrooms each with a 3pc ensuite, as well as the primary bedroom, with ensuite, that could also be suitable for an additional living room. There are new Schuco (tilt & turn) windows throughout the upper level and in the addition. Along with a grand front entryway and 4 car garage, the 2017 addition features a fully-contained accessible suite and a developed lower level kitchenette suite (with living room, bedroom, and full bath). A mechanical/plumbing overhaul (including heating, new 400 amp electrical, a new water well, and a septic system revamp) was also completed. The basement under the original house is partially finished and currently used as storage and a workshop but could be developed as additional living space to include







a family room, kids play area, wine cellar, and/or hobby rooms. The exterior of this property has 2 east-facing decks and a covered south-facing verandah that runs the full length of the home. Beautiful landscaping, a paved driveway, firepit, and flat usable yard space (great for RV storage) complete the outdoor area which is nearly 3 acres in total, including a fenced pasture. This property currently operates as a successful bed & breakfast with potential to grow the business, and could also make for a great multi-family home, staff accommodation, or recreational retreat.

Built in 1949

Essential Information

MLS® # A2186927 Price \$1,145,000

Bedrooms 8

Bathrooms 12.00 Full Baths 10

Half Baths 2

Square Footage 5,675 Acres 2.99 Year Built 1949

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 Storey

Status Active

Community Information

Address 50409a Highway 16

Subdivision NONE

City Rural Yellowhead County

County Yellowhead County

Province Alberta
Postal Code T7V 1X4

Amenities

Utilities Electricity Connected, Natural Gas Connected

12 Parking Spaces

Parking Parking Pad, Quad or More Attached, RV Access/Parking

of Garages 4

Interior

Interior Features Beamed Ceilings, Built-in Features, French Door, Wood Windows

Appliances Dishwasher, Refrigerator, Range Hood, Stove(s), Washer/Dryer,

Window Coverings, Water Softener

Forced Air Heating

Cooling None **Fireplace** Yes 2

of Fireplaces

Fireplaces Wood Burning

Has Basement Yes

Full, Partially Finished Basement

Exterior

Exterior Features Fire Pit, Garden, Storage

Lot Description Lawn, Landscaped, Level, Views

Roof Asphalt Shingle

Construction Stone, Wood Siding

Foundation Block, Poured Concrete

Additional Information

Date Listed January 13th, 2025

Days on Market 279 Zoning ND

Listing Details

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

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.