

# **\$1,225,000 - 50409a Highway 16, Rural Yellowhead County**

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MLS® #A2186927

**\$1,225,000**

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 4 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	\$1,225,000
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	2 Storey, Acreage with Residence
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
Parking Spaces	12
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, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Garden, Storage
Lot Description	Landscaped, Lawn, Level, Views
Roof	Asphalt Shingle
Construction	Stone, Wood Siding
Foundation	Poured Concrete, Block

### Additional Information

Date Listed	January 13th, 2025
Days on Market	127
Zoning	ND

### Listing Details

Listing Office	ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
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