\$1,275,000 - 8316 Hwy 16a, Rural Yellowhead

MLS® #E4453322

\$1,275,000

4 Bedroom, 2.50 Bathroom, 2,597 sqft Rural on 77.70 Acres

None, Rural Yellowhead, AB

Discover Unparalleled Natural Beauty With This Breathtaking Private 77 Acre Water Front Estate. The Scenic Lobstick River Winds Through This Property Providing You With 1.3 km of Accessible Shoreline. The Varied Topography Includes Lush Tree Coverage. Open Meadows, 2 Tranguil Ponds & 1.9 km of Nature Trails. The Stunning Home Has Approx 2600 sq ft of Living Space That Includes an Open Kitchen, Dining Room & Living Room With an Abundance of Natural Light Streaming in, 4 Bedrooms, 3 Bathrooms, a Walk Out Family Room & Elevated Decks Facing North, South & West For Amazing Views. Extras Include an Attached 27X30 Garage With In Floor Heating & a 8 ft & 12X12 ft Door, a Concrete Parking Pad, an All Season Guest House With a Kitchen/Dining Room, Living Room, Bedroom, Bathroom & an Attached Large Shop With a Lean to For Equipment Storage. With Paved Access, an Hour From Edmonton Off Hwy 16, This Exceptional Property is a Rare Find For Nature Lovers, Hobby Farmers, or Those Looking Just For a Peaceful Retreat!







Built in 2008

Essential Information

MLS® # E4453322 Price \$1,275,000 Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,597

Acres 77.70

Year Built 2008

Type Rural

Sub-Type Detached Single Family

Style Hillside Bungalow

Status Active

Community Information

Address 8316 Hwy 16a

Area Rural Yellowhead

Subdivision None

City Rural Yellowhead

County ALBERTA

Province AB

Postal Code T0E 0T0

Amenities

Features Deck, Detectors Smoke, No Animal Home, No Smoking Home

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, In Floor Heat System, Natural Gas, Wood

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Golf Nearby, Landscaped, Low Maintenance Landscape, Private

Fishing, Private Setting, River View, Rolling Land, Schools, Shopping

Nearby, Treed Lot, Waterfront Property

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed August 15th, 2025

Days on Market 79

Zoning Zone 70

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