

Courtesy Of Noreen S Hutt Of Century 21 Leading

## **\$1,355,000 - 8316 Hwy 16a, Rural Yellowhead**

MLS® #E4453322

**\$1,355,000**

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 Tranquil 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 \$1,355,000



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 16

Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 31st, 2025 at 1:32am MDT