

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

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	101
Zoning	ND

Listing Details

Listing Office	ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
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