

# \$809,900 - 13, 23518 Highway 16 W, Rural Yellowhead County

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MLS® #A2251574

**\$809,900**

6 Bedroom, 4.00 Bathroom, 3,037 sqft  
Residential on 8.59 Acres

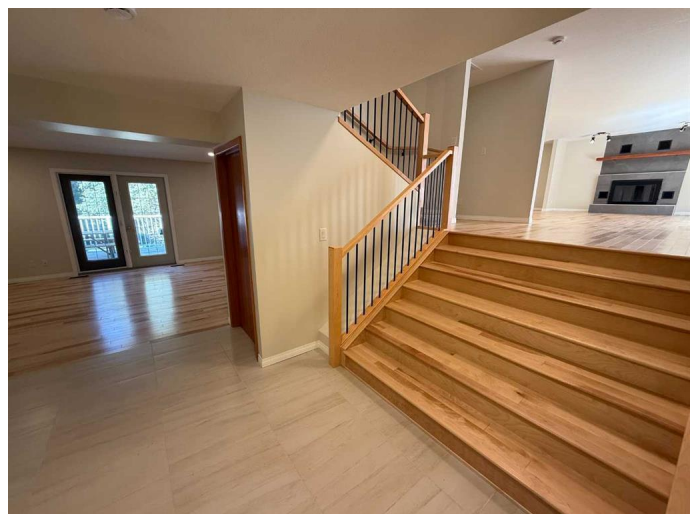
NONE, Rural Yellowhead County, Alberta

If you've been dreaming of the perfect acreage whether you're a horse lover or simply need space for a large family this property has it all. With an impressive 3,037 sq ft spread across three levels, this home offers both size and comfort.

One of the standout features is the five bedrooms all located on the upper floor, including a full 4-piece bathroom and a spacious primary suite with its own 4-piece ensuite and walk in closet. The home has just undergone a major renovation from top to bottom stripped down and rebuilt with new drywall, flooring, paint, and lighting. The exterior walls were upgraded with spray foam insulation, bringing the home up to modern efficiency standards.

High end hardwood flooring and ceramic tile flow through the main living areas, while brand-new plush carpet adds warmth and comfort to the bedrooms. The layout is expansive and versatile, offering multiple spaces for the family to gather, relax, or entertain across three fully finished levels.

Outside, you'll find 8.59 acres of private land complete with a covered front patio, fire pit area, back deck, barn, and an older riding ring. The property is mostly fenced with some cross-fencing, making it well-suited for horses



or other animals.

If youâ€™ve been waiting for the ideal acreage near Hinton, this property could be the one it truly checks all the boxes.

Built in 1976

**Essential Information**

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2251574                              |
| Price          | \$809,900                             |
| Bedrooms       | 6                                     |
| Bathrooms      | 4.00                                  |
| Full Baths     | 3                                     |
| Half Baths     | 1                                     |
| Square Footage | 3,037                                 |
| Acres          | 8.59                                  |
| Year Built     | 1976                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | 4 Level Split, Acreage with Residence |
| Status         | Active                                |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 13, 23518 Highway 16 W  |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7V 1X0                 |

**Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

**Interior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Range, Refrigerator, Washer     |
| Heating           | Forced Air, Natural Gas                            |

|                 |                      |
|-----------------|----------------------|
| Cooling         | None                 |
| Fireplace       | Yes                  |
| # of Fireplaces | 1                    |
| Fireplaces      | Wood Burning         |
| Has Basement    | Yes                  |
| Basement        | Crawl Space, Partial |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description   | Cul-De-Sac             |
| Roof              | Asphalt Shingle        |
| Construction      | Wood Frame             |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 1                 |
| Zoning         | CRD               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | RE/MAX 2000 REALTY |
|----------------|--------------------|

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