

# \$1,500,000 - 50409b Highway 16 Not Applic., Rural Yellowhead

MLS® #E4462501

**\$1,500,000**

1 Bedroom, 5.00 Bathroom, 5,518 sqft

Rural on 7.61 Acres

None, Rural Yellowhead, AB

This property is perfect for those with a passion for history, preservation, or creating a destination that celebrates Alberta's frontier spirit. Nestled on 7.61 acres only 4 km west of Hinton and 18 km from the Jasper Park gates, this one-of-a-kind property is rich with Alberta's history. Once home to rodeos and tied to the province's coal mining heritage, the land features rare 1899 timber buildings, a 1920's barn converted into a residence with 5 bedrooms plus a suite for added living space, and a 1950's hay loft with horse shelter and pens. Modern upgrades include a new well drilled in 2021 and an impressive 3,800 sq. ft. heated shop with 16" walls and 14" doors. With deep roots and endless potential, the sellers are seeking the right buyer to preserve and continue this property's remarkable story. The sellers hope to pass it on to someone who will appreciate its legacy and continue to share its rich history with others.

Built in 1917

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4462501    |
| Price    | \$1,500,000 |
| Bedrooms | 1           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 5,518                  |
| Acres          | 7.61                   |
| Year Built     | 1917                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 50409b Highway 16 Not Applic. |
| Area        | Rural Yellowhead              |
| Subdivision | None                          |
| City        | Rural Yellowhead              |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T7V 1A0                       |

### Amenities

|          |                                                                                          |
|----------|------------------------------------------------------------------------------------------|
| Features | Deck, No Animal Home, No Smoking Home, Patio, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
|----------|------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Creek, Environmental Reserve, Fenced, Golf Nearby, Hillside, Park/Reserve, Picnic Area, Treed Lot, Rail Services Nearby |
| Construction      | Wood                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                             |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 17th, 2025 |
|-------------|--------------------|

Days on Market 10

Zoning Zone 90

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Listing information last updated on October 27th, 2025 at 4:32pm MDT