



50409A Highway 16 , Rural Yellowhead County, Alberta - \$1,145,000



Main Photo

Property Description

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 3 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.

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