

Courtesy Of Noreen S Hutt Of Century 21 Leading

## **\$1,275,000 - 8316 Hwy 16a, Rural Yellowhead**

MLS® #E4453322

**\$1,275,000**

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  | \$1,275,000 |



|                |                        |
|----------------|------------------------|
| 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 98

Zoning Zone 70

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Listing information last updated on November 20th, 2025 at 11:02pm MST