

# \$1,725,000 - 50423a Highway 16, Rural Yellowhead County

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MLS® #A2085700

**\$1,725,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Rural Yellowhead County, Alberta

Offering a rare opportunity, this sprawling 46.48-acre parcel of prime real estate boasts an impressive 2100 feet of frontage along the bustling Highway 16, just minutes away from the iconic Jasper National Park. Zoned as RD, this property opens up a world of possibilities, including the potential for secondary suites, recreational cabins, short-term accommodations, and bed and breakfast establishments, among others. Further enhancing its versatility, discretionary uses encompass options like a manufactured home community, campground, hotel, motel, and even a recreation resort. Beyond the potential, the property itself boasts a 1971 sqft main house, a charming 977 sqft log cabin, a spacious 40x60 shop, a serene fish pond, and ample pasture space, making it a truly remarkable investment opportunity in a highly sought-after location.



Built in 1978

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2085700    |
| Price      | \$1,725,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1978        |
| Type       | Commercial  |

|          |           |
|----------|-----------|
| Sub-Type | Mixed Use |
| Status   | Active    |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 50423a Highway 16       |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7V 1X7                 |

### Interior

|         |                          |
|---------|--------------------------|
| Heating | Combination, Natural Gas |
|---------|--------------------------|

### Exterior

|            |                        |
|------------|------------------------|
| Roof       | Asphalt Shingle, Metal |
| Foundation | Poured Concrete        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2023 |
| Days on Market | 570                |
| Zoning         | RD                 |

### Listing Details

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

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