

# \$1,699,000 - 1093 Makenny Street, Hinton

MLS® #A2202823

**\$1,699,000**

4 Bedroom, 3.00 Bathroom, 1,523 sqft  
Residential on 9.88 Acres

Thompson Lake, Hinton, Alberta

This stunning 2016 custom-built home sits on 9.88 acres with prime Trans-Canada Highway 16 frontage, making it the perfect blend of luxury living and investment opportunity. Designed with top-tier finishes and thoughtful upgrades, this property is a must-see!

Inside, the 1,500+ sq. ft. main floor features an open-concept design with vaulted ceilings, a wood-burning fireplace, and high-end details like hardwood floors, granite countertops, and heated tile flooring. The gourmet kitchen flows seamlessly into the dining and living areas, creating a warm and inviting space. The primary suite is a private retreat, offering a walk-through closet, spa-like ensuite with double vanities, a custom glass shower, and a soaker tub with direct access to the saltwater hot tub on the side deck. A laundry room and half bath complete the main level.

The fully developed walkout basement adds even more living space, featuring three large bedrooms, a full bathroom, an enormous family room, a wet bar, cozy carpeting, and a second wood-burning fireplace perfect for entertaining or relaxing.

Outside, the possibilities are endless! The property includes a heated 29' x 40' attached garage and a 28' x 48' heated shop, ideal for storage, a home business, or hobby space. The property has been landscaped for RV storage, and the FUD



zoning allows for a variety of opportunities, making this a smart investment with endless potential.

Whether you're looking for a dream home for your family or a property with income-generating possibilities, this one checks all the boxes. Don't miss out on this prime real estate opportunity!

Built in 2016

### Essential Information

MLS® #	A2202823
Price	\$1,699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	9.88
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	1093 Makenny Street
Subdivision	Thompson Lake
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1H3

### Amenities

Parking Spaces	175
Parking	Double Garage Attached, RV Garage
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Central, In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Garden, Landscaped, Many Trees, No Neighbours Behind, Private
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	40
Zoning	FUD

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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