

\$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 | 98 |
| Zoning | FUD |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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