

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

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 152              |
| Zoning         | FUD              |

## Listing Details

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

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