

# \$3,500,000 - 779 Makenny Street, Hinton

MLS® #A2191267

**\$3,500,000**

4 Bedroom, 1.00 Bathroom, 1,457 sqft

Residential on 71.91 Acres

Thompson Lake, Hinton, Alberta

Your out door oasis awaits you!. 779

Mackenny street is a 71.91 Acre sub dividable lot located south of hiway 16 within Hinton municipal boundary. It is loaded with endless potential and so many extras! This is a private secluded parcel with developed road and trail system throughout. The main 4 bedroom home sits upon an expansive open field with views of wooded forest in all directions. This home also features custom hickory kitchen cabinets that opens up to a massive, newly constructed private wrap around deck with its own hot tub. The main home area also includes a heated 14x40 shop with 220V power supply, several storage sheds and a large fire pit. This property comes with 2 more separate homes and a secluded cabin. There is so much room to roam here, there is even an C-can & RV Storage row plus 3 Large illuminated highway signs facing east bound lane and 3 facing westbound lanes. These are also included as an attached chattel with this parcel. The back of this parcel you will find additional seasonal storage area plus a lay down yard and gravel pit. There is prime black dirt located here. Moving further back into the forest there is a another clearing that provides provides secluded quiet camping. There is endless opportunities for exploring the large parcel and beyond with trails and paths leading to crown land. This property is sure attract private buyers and developers alike with its flexible zoning and endless potential for private living.



Built in 1974

## Essential Information

MLS® #	A2191267
Price	\$3,500,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,457
Acres	71.91
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

## Community Information

Address	779 Makenny Street
Subdivision	Thompson Lake
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V1H3

## Amenities

Parking Spaces	15
Parking	Parking Pad

## Interior

Interior Features	Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Freezer, Microwave
Heating	Forced Air, Propane, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Cleared, Front Yard, Lawn, Treed, Backs on to Park/Green Space, Corners Marked, Irregular Lot, Landscaped, Many Trees, No Neighbours Behind, Private, Secluded, Wooded
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	108
Zoning	FUD

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.