

# \$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
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### Exterior

Roof	Asphalt Shingle, Metal
Foundation	Poured Concrete

### Additional Information

Date Listed	October 10th, 2023
Days on Market	563
Zoning	RD

### Listing Details

Listing Office	RE/MAX 2000 REALTY
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