

# \$199,900 - 24231 East River Road, Rural Yellowhead County

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MLS® #A2179028

**\$199,900**

0 Bedroom, 0.00 Bathroom,  
Land on 22.20 Acres

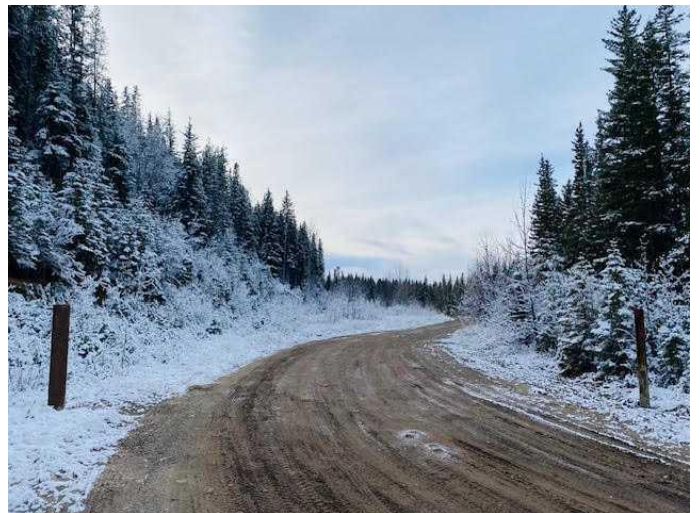
NONE, Rural Yellowhead County, Alberta

Discover 22 acres of breathtaking Rocky Mountain views and rich history in Yellowhead County. This remarkable property, once an old railway right-of-way, features a distinctive long and narrow shape—approximately 50 meters wide along most of its length, expanding to about 75 meters at the northern end near the road, and stretching an impressive 1,785 meters in total length.

Currently enjoyed as a recreational property, this land offers an unparalleled opportunity to immerse yourself in nature. The unique dimensions create a natural pathway through the landscape, ideal for meandering trails, camping, and outdoor adventures. While no permanent structures or accessory buildings are permitted without a proper county road to the property, this expansive retreat remains a haven for those seeking a private escape surrounded by nature's beauty.

With RD zoning in Yellowhead County, this versatile property supports a range of permitted and discretionary uses. Whether you're envisioning a peaceful off-grid getaway, exploring general agricultural ventures, or simply enjoying the land's natural beauty, this property offers boundless potential.

Set against the stunning backdrop of the



Rocky Mountains, this unique parcel blends history, scenery, and opportunityâ€”ready for you to make it your own

Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2179028         |
| Price     | \$199,900        |
| Bathrooms | 0.00             |
| Acres     | 22.20            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 24231 East River Road   |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7V 0A3                 |

Exterior

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | Native Plants, Secluded, Views, Wooded |
|-----------------|----------------------------------------|

Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2024 |
| Days on Market | 180                 |
| Zoning         | RD                  |

Listing Details

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

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