

# \$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	Views, Native Plants, Secluded, Wooded
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### Additional Information

Date Listed	November 14th, 2024
Days on Market	160
Zoning	RD

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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