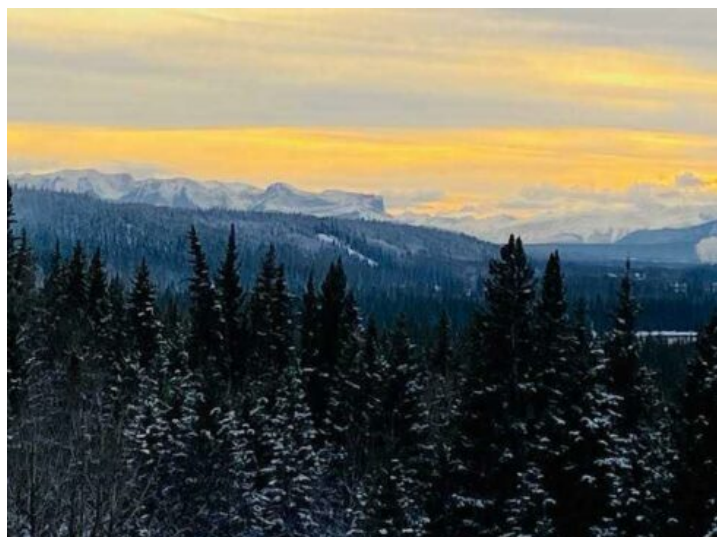


**24231 EAST RIVER ROAD**  
**Rural Yellowhead County, Alberta**

**MLS # A2179028**



## \$199,900

**Division:** NONE

**Lot Size:** 22.20 Acres

**Lot Feat:** Native Plants, Secluded, Views, Wooded

**By Town:** Hinton

**LLD:** 3-52-24-W5

**Zoning:** RD

**Water:** -

**Sewer:** -

**Utilities:** -

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 opportunity—ready for you to make it your own.