

# \$163,800 - 5-24-52-4 Se, Rural Yellowhead County

MLS® #A2234575

**\$163,800**

0 Bedroom, 0.00 Bathroom,  
Land on 11.56 Acres

NONE, Rural Yellowhead County, Alberta

Over 11.5 acres of land situated just minutes from Hinton. Offering nice views of the foothills and the Athabasca River, this parcel of unserviced land would be a great recreational retreat. Located off the beaten path, but less than a 5 minute drive from town amenities, this property offers an excellent mix of seclusion and convenience. A good size portion of the property has been cleared, levelled, and topped with gravel and a couple RV stalls have been built. The bulk of the property is in it's natural state with trees, brush, and an abundance of wildlife moving along the game trails and through the clearings. A pipeline crossing agreement is properly in place for access. If you're seeking an affordable opportunity to own your own little piece of the foothills, this property could be the one!



## Essential Information

MLS® #	A2234575
Price	\$163,800
Bathrooms	0.00
Acres	11.56
Type	Land
Sub-Type	Recreational
Status	Active

## Community Information

Address	5-24-52-4 Se
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Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1X4

### **Amenities**

Utilities	None
Waterfront	Creek, River Access

### **Exterior**

Lot Description	Brush, Cleared, Secluded, Treed, Views
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### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	3
Zoning	RD

### **Listing Details**

Listing Office	ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
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