

**5-24-52-4 SE
Rural Yellowhead County, Alberta****MLS # A2261285****\$163,800****Division:** NONE**Lot Size:** 11.56 Acres**Lot Feat:** Brush, Cleared, Secluded, Treed, Views**By Town:** Hinton**LLD:** 4-52-24-W5**Zoning:** RD**Water:** None**Sewer:** -**Utilities:** None

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 its 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!