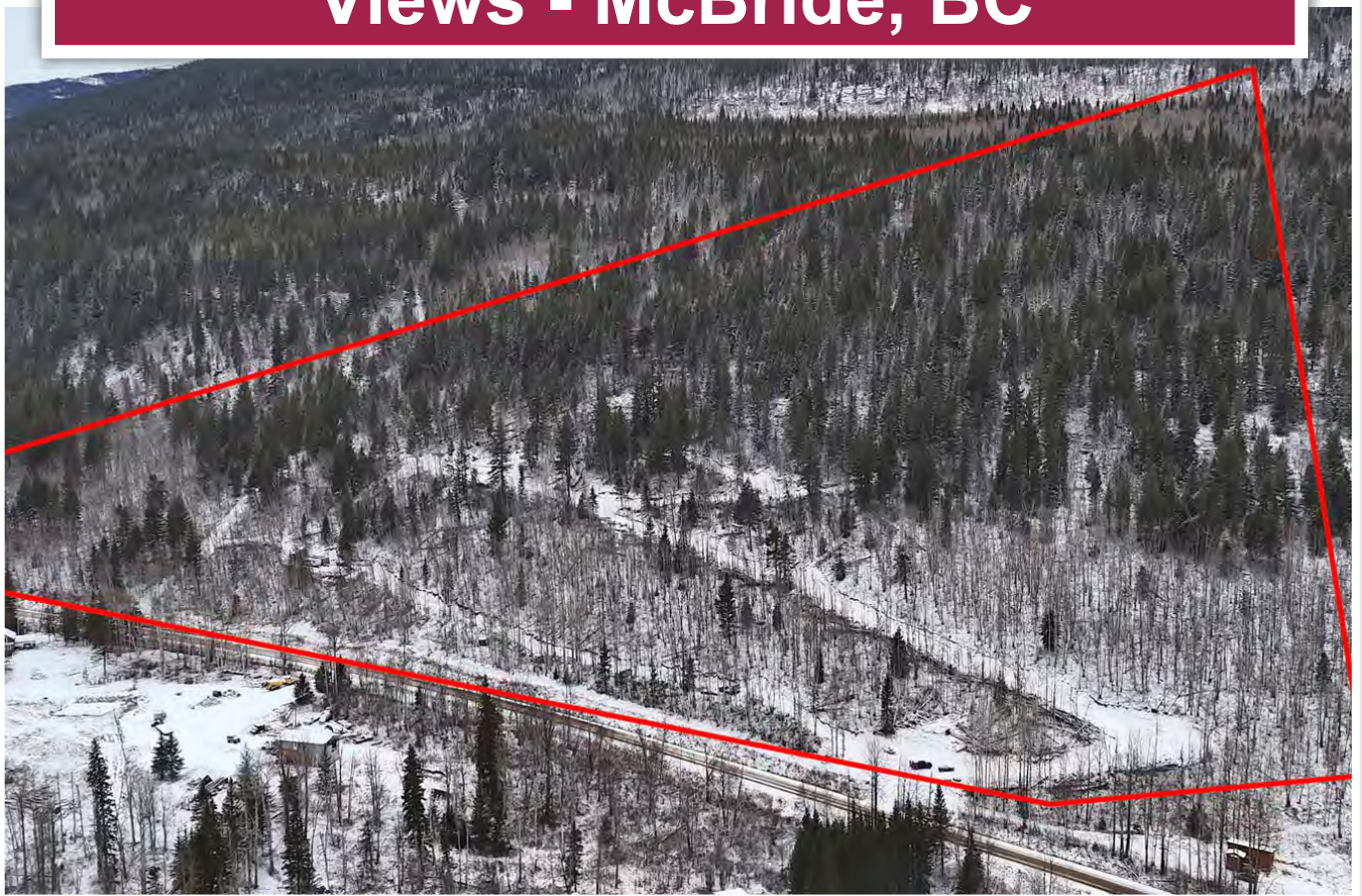




**21.75 Acres with Robson Valley
Views - McBride, BC**



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21.75 Acres with Robson Valley Views

McBride, BC

PROPERTY DETAILS

Listing Number:	24298
Price:	\$245,000
Taxes (2024):	\$533.97
Size:	21.75 acres
Zoning:	RR-1

DESCRIPTION

Wake up to awe-inspiring views that stretch endlessly across the pastoral beauty of the Robson Valley. This remarkable 21.75-acre hillside property offers a harmonious blend of natural splendor, privacy, and convenience. With its mature fir trees, thoughtfully designed road network, and key infrastructure already in place, it's the perfect canvas for your dream home or retreat.

The property features a primary driveway that leads to a cleared, flat building site, ideal for creating your vision. A secondary drive provides access to a cleared upper bench, offering additional possibilities for development, while a utility access road ensures seamless navigation throughout the property. Backing onto Crown land, the land opens to the expansive McBride trail system, allowing direct access to miles of trails, including the popular Teare Mountain routes. These trails are perfect for hiking, biking, and exploring, all while taking in the stunning vistas and natural beauty of the area.

Essential utilities are already onsite, including hydro and a water system with conveniently

located shut-off points near the primary build site. A flat area above the property provides the perfect spot for a power shed, while an additional cleared location is well-suited for a cozy cabin or secondary structure. The property's infrastructure is designed for both ease and flexibility, giving you a head start in making it your own.

Beyond the property, the area is a paradise for outdoor enthusiasts. Nearby attractions include waterfalls, hidden caves, and access to pristine alpine country. Located in the desirable Mountain View Road area, just a short drive from town, this property offers the best of both worlds—a serene escape surrounded by nature with the convenience of nearby amenities. The neighborhood is welcoming and vibrant, providing a strong sense of community amid the breathtaking scenery.

With panoramic views, mature trees, and a range of building opportunities, this property offers an unparalleled chance to create your ideal lifestyle. Whether you envision a peaceful retreat, an adventure-filled getaway, or a forever home surrounded by the splendor of the Robson Valley, this property delivers it all. Don't miss the opportunity to make this exceptional land your own.

LOCATION

3260 Mountain View Road - McBride, BC

DIRECTIONS

Contact Listing Agent

AREA DATA

Nestled in the heart of British Columbia, the Robson Valley is a picturesque region known for its stunning natural beauty, framed by the majestic Rocky and Cariboo Mountains. This lush valley, carved by the Fraser River, offers sweeping views, vibrant wildlife, and outdoor adventures, making it a haven for nature lovers and adventurers alike. The area is home to an array of ecosystems, from dense forests of towering fir and cedar trees to alpine meadows dotted with wildflowers.

At the heart of the valley lies the charming village of McBride, a small yet vibrant community that serves as a gateway to the region's many wonders. Founded as a railway town in the early 1900s, McBride retains its historic charm while offering modern amenities such as shops, restaurants, and services. The village is known for its friendly residents, thriving arts scene, and deep connection to the surrounding wilderness.

The Robson Valley is a paradise for outdoor enthusiasts, offering a wide range of recreational activities. Visitors and residents can explore extensive trail networks, including the McBride trail system and the renowned Teare Mountain trails, which provide opportunities for hiking, mountain biking, horseback riding, and winter sports such as snowshoeing and cross-country skiing. Nearby, the world-famous Mount Robson, the highest peak in the Canadian Rockies, offers awe-inspiring views and challenging treks for avid climbers.

Waterfalls, hidden caves, and access to pristine alpine terrain add to the area's allure, while the Fraser River and nearby lakes provide excellent fishing, kayaking, and wildlife viewing opportunities. The valley is also rich in cultural heritage, with opportunities to learn about the area's Indigenous history and its significance as a trade and travel corridor for centuries.

McBride's location on Highway 16, part of the Yellowhead Highway, makes it easily accessible while maintaining its tranquil, small-town atmosphere. With its breathtaking landscapes, vibrant community, and wealth of outdoor opportunities, the Robson Valley and McBride offer an unmatched quality of life for residents and an unforgettable experience for visitors.

VEGETATION

There remains on the property mature Douglas fir.

MAP REFERENCE

53°19'19.88"N and 120° 9'32.80"W

BOUNDARIES

Please see mapping section of this listing, all boundaries are approximate and used for reference only. Please verify if important.

SERVICES

- 200-amp power to property
- Water licence (C503792) - 2 cubic meters per day
- Water is provided via Sunbeam Creek, which is gravity fed through two inch pipe
- There are shut offs and diversion points available along the line

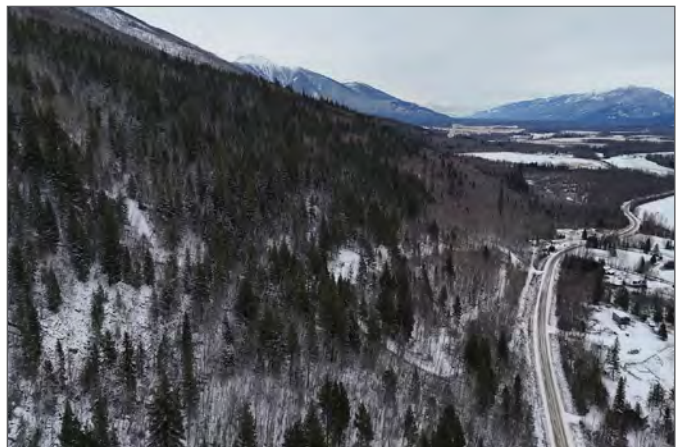
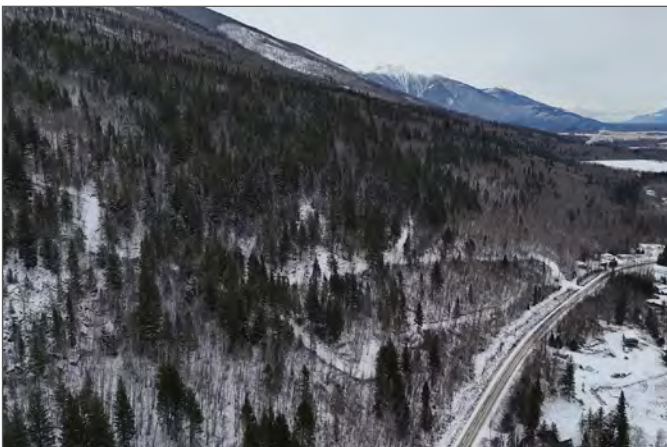
IMPROVEMENTS

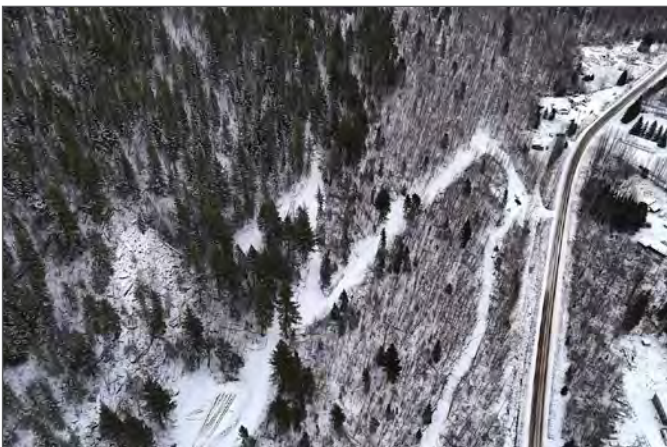
New driveway ascending through property from roadway below
Several flat build sites for a residence, cabin and power shed

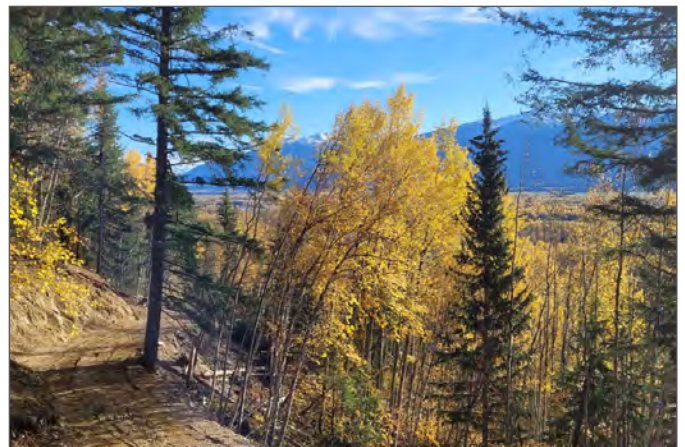
LEGAL

DISTRICT LOT 11663, CARIBOO LAND DISTRICT,
EXCEPT PLAN PGP36231 PGP41900

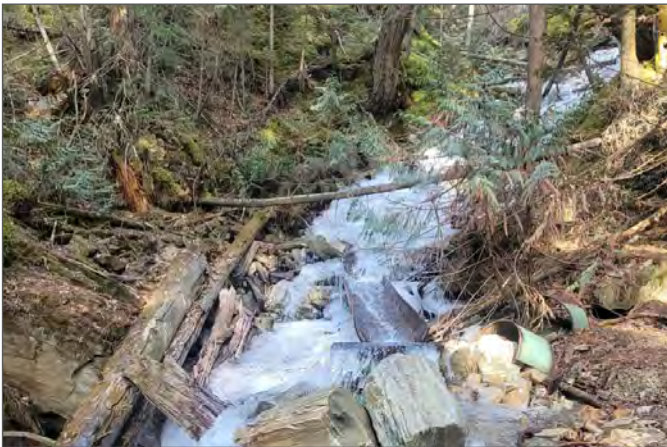
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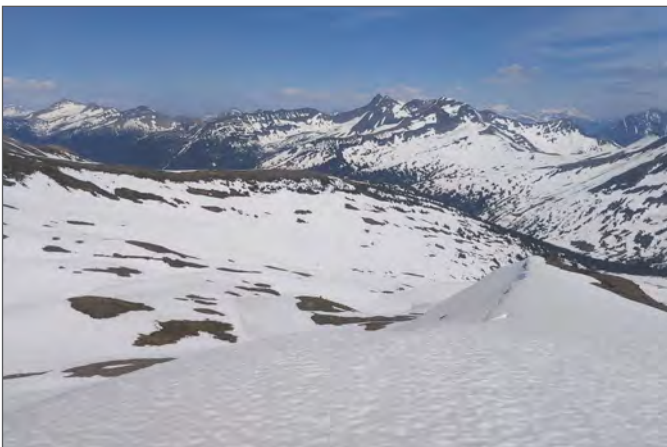
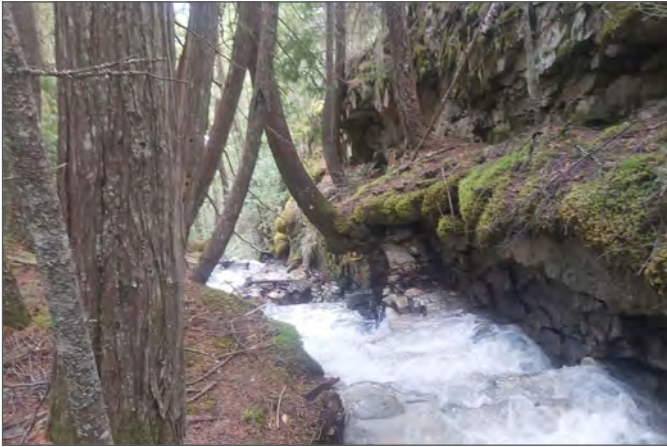


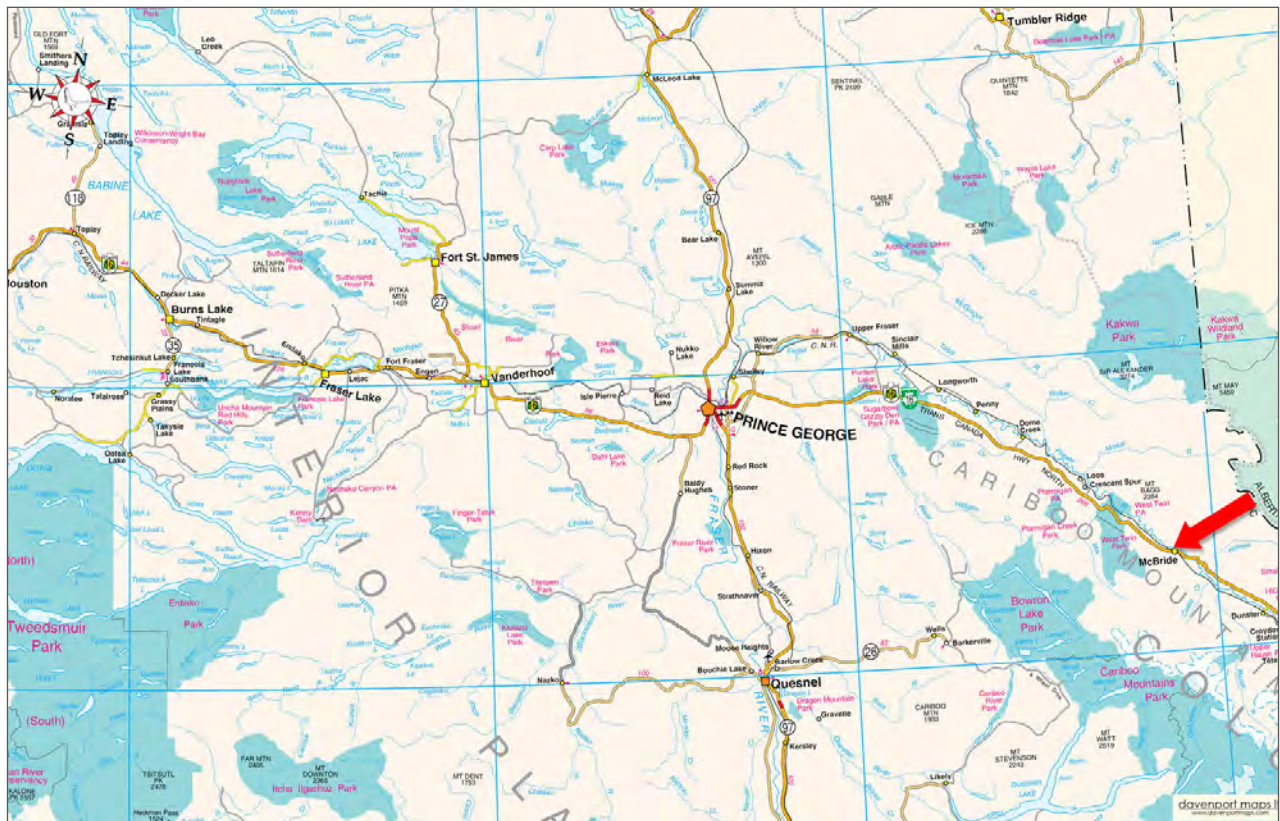


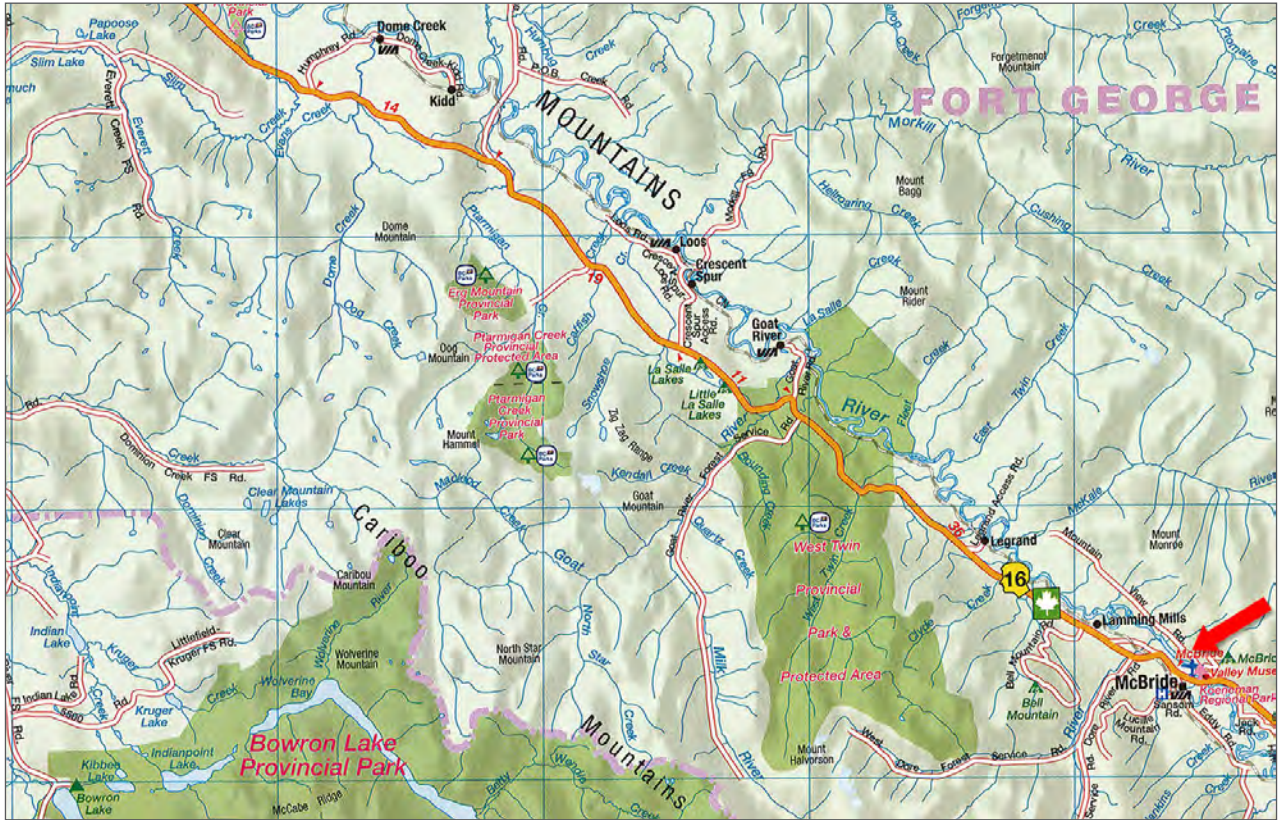


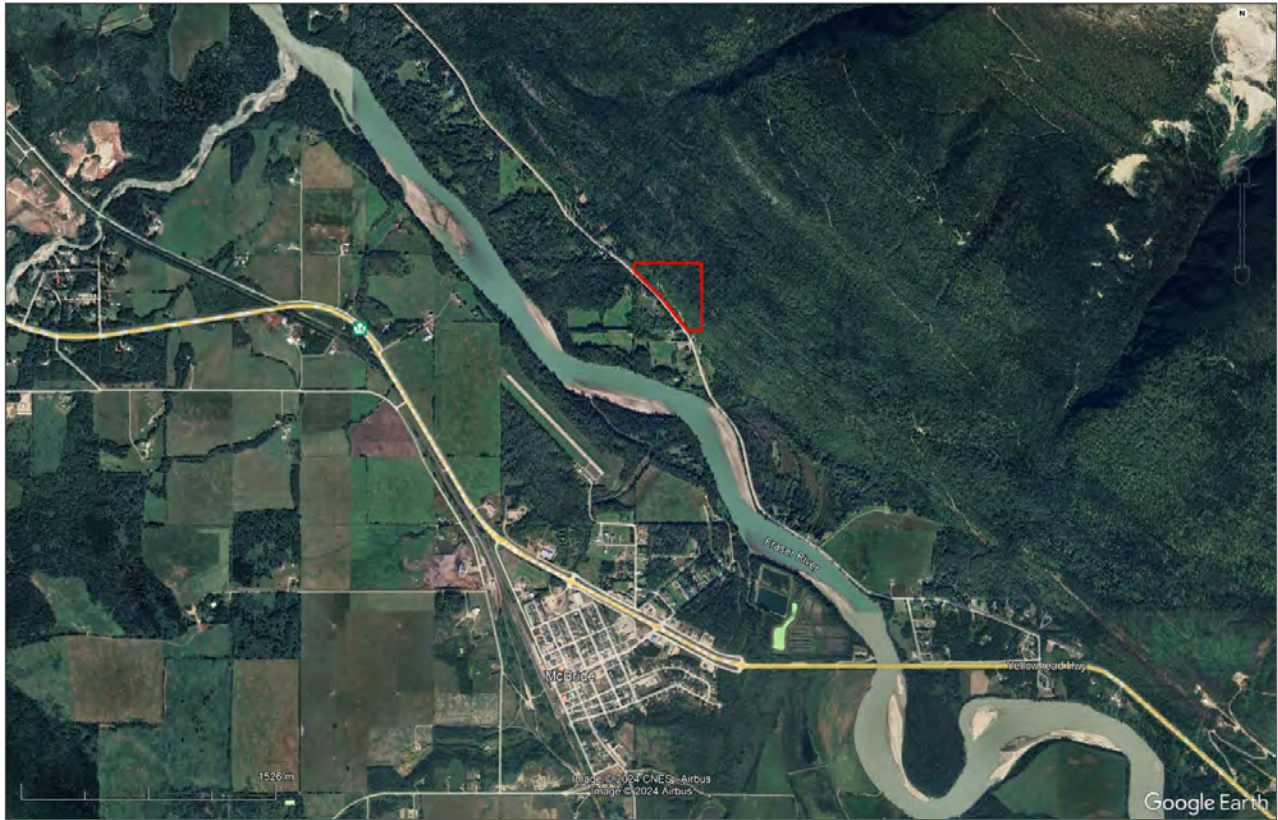


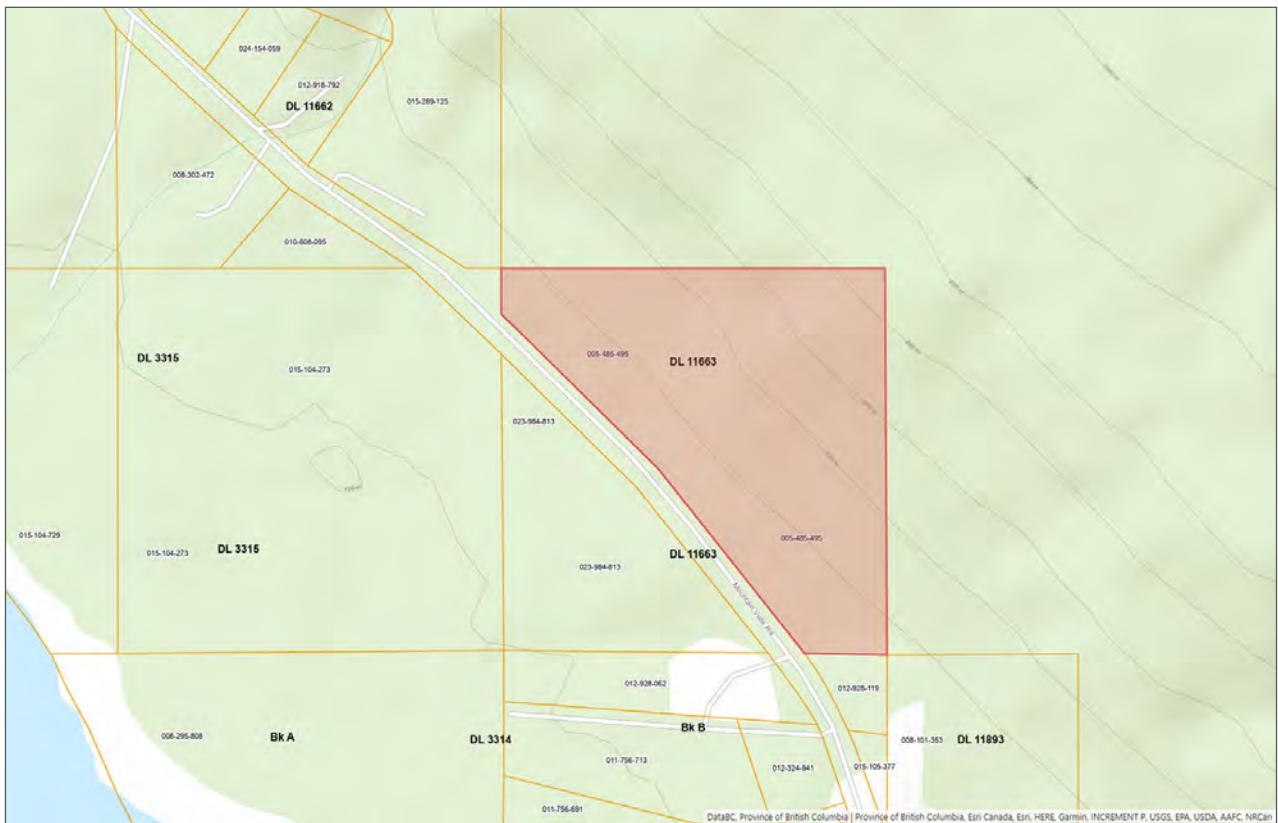
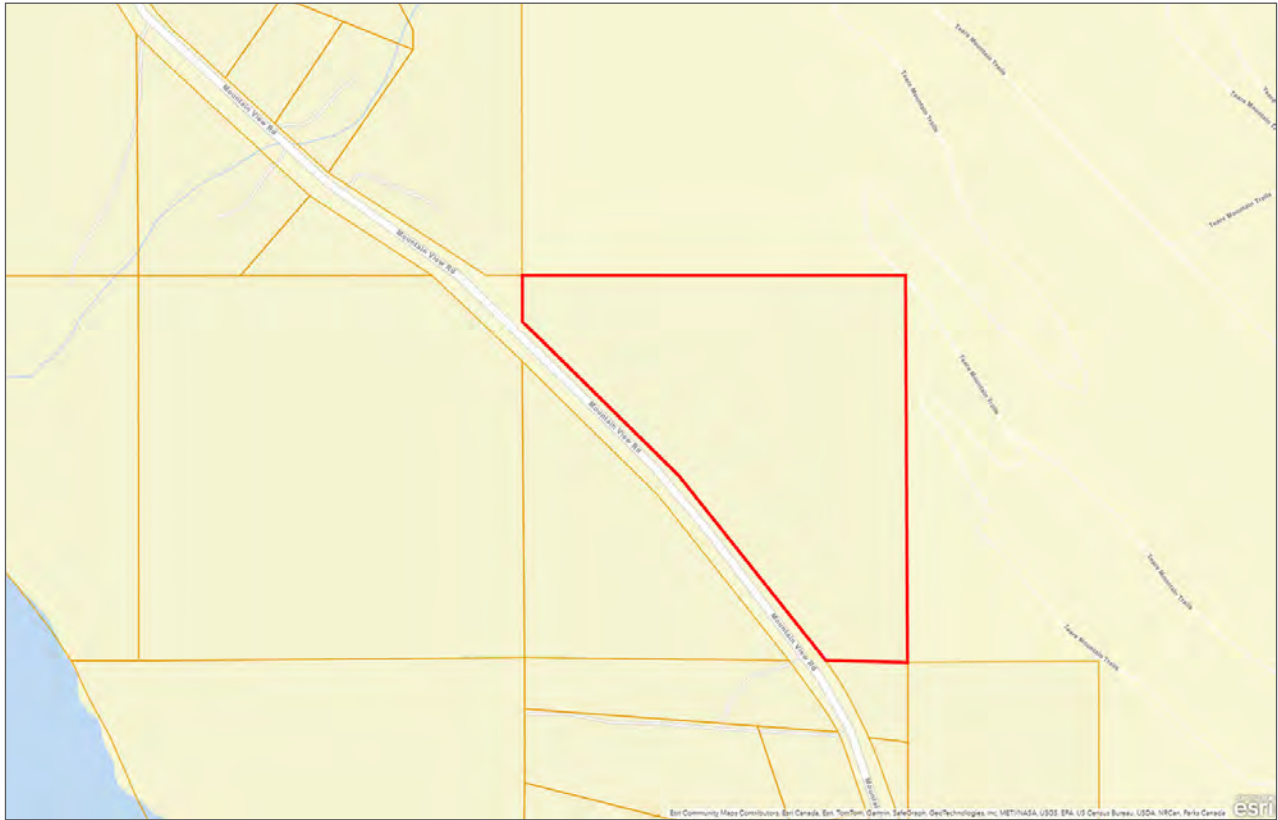














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