



**115 Acres, 3,500 ft Skeena
Riverfront - Cedarvale/Kitwanga**



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115 Acres, 3.500 ft Skeena Riverfront

Cedarvale/Kitwanga, BC

PROPERTY DETAILS

Listing Number:	25014
Price:	\$254,000
Taxes (2024):	\$444
Size:	115.36 acres
Zoning:	R1

DESCRIPTION

Over 115 acres on the mighty Skeena, with a generous 3,500 feet of riverfront. The Canadian National Railway runs along the east side. The property is mostly covered with mature trees. Crown land is on the north, east, and west sides. A private, undeveloped acreage borders the south.

Recorded heritage sites exist on the property—a report is available. The zoning allows a single residential home and several uses are permitted. Access starts at Kitwanga, on Cedarvale Road for about 40 kilometres. The seller has an application in place for a licence of occupation to build access from the road to the property through Crown land. This property is not in the Agricultural Land Reserve (ALR).

This is an amazing, off-grid, riverfront opportunity with access.

LOCATION

DL 4772 Skeena River - Cedarvale, BC

DIRECTIONS

From the village of Kitwanga head west on Cedarvale Back Road. In 1.1 km the road crosses the Kitwanga River. From here head south. The property access is on the left (East) in approximately 38 km.

AREA DATA

Cedarvale lies at the foot of the Seven Sisters Provincial Park alongside the Skeena Valley River. This unincorporated community has a population of approximately 40. Kitwanga's infrastructure includes a Community Hall, Post Office, General Store, Restaurant, Rec Center, Ballfield, RV Park, Trail System, Guest House, and two Churches. The closest towns are Hazelton and Terrace.

Highway 37 passes through the Skeena River Valley with BC North Bus service. Domestic connections to international airports are available in Terrace and Smithers. Terrace is serviced by Air Canada, West Jet, Central Mountain Air, Hawkair, and Northern Thunderbird. Smithers is serviced by Air Canada, Central Mountain Air, and Northern Thunderbird. The Rail Station has a Via Rail stop on the Jasper-Prince Rupert route.

Cedarvale, aptly named from the cedars that grew around the landing, is named Minskinish, which means 'under the pitch pines.' This beautiful area is an unincorporated community in the Skeena River valley midway between Hazelton and Terrace.

Education options are Kitwanga Elementary K-7, and Hazelton, K-7, and Secondary 8-12.



Both Terrace and Hazelton have the closest hospitals. The nearest ambulance service is in nearby Kitwanga.

RECREATION

Seven Sisters Provincial Park and Protected Area offer an exceptional, natural setting for various existing and potential recreational activities. Hiking and snowmobiling are two popular front-country and backcountry activities. Beautiful glaciers top these mountains.

- Oliver Creek Road (most southern entrance from Cedarvale), an old mining road, takes you to a spectacular unspoiled alpine basin where 'small footprint' camping is permitted.
- Watson Lakes Trail (just to the south) has a rough gravel road and continues with a hiking trail. This trail ends at three small Lakes, including Watson Lake, which is known for fishing. Camping is also permitted.
- Whiskey Creek Trail (just to the north) is a relatively easy trail leading through mature forests and creeks. Past trails end,

mountaineering/rock climbing, is the way to continue.

- Mountain biking and horseback riding are currently permitted, with vegetation erosion are monitored to ensure habitat remains undamaged.
- Snowmobiling and off-roading within designated boundaries are popular and offer excellent exploration and exhilaration ranges.

The Kitwanga Mountain Provincial Park offers an environment of its own. The mountain top is above the treeline and, to this day, remains in a perfectly natural state. The trail's reward is an excellent view of the Seven Sisters Peaks up and down the Skeena Valley for hikers.

- Hiking to the viewpoint at timberline is a steep incline, but the trail is clear and in good condition to the viewpoint.
- Horseback riding is not permitted on the mountain trail due to the steep inclines however is permitted in other lower park areas.
- Wilderness, backcountry and alpine camping is permitted.

- Mountain biking is limited to roadways.

The Skeena River, a mighty river, originates south of the Spatsizi Plateau Wilderness Provincial Park in the northwestern and flows to the Pacific Ocean. Five species of salmon are in this river, along with steelhead. Fisheries regulations need consulting before heading out for the big catch. Taking in the beauty of the whole Skeena Valley by boating, floating, or paddling provides an excellent way to relish the day.

HISTORY

Cedarvale was initially on the west side of the Skeena as a railway station of the Grand Trunk Pacific Railway and nearby post office in 1910. Cedarvale is now on the east side of the river along the Yellowhead Highway.

The Seven Sisters Provincial Park and Protected area abuts the Cedarvale community and has an interesting history. The destiny of the park has been discussed in various forums for more than two decades. Formal land use planning began in 1989. In 1991, the Kispiox Resource Management Plan recommended the Seven Sisters as a study area. In 1994, a Kispiox planning group considered land uses in the Seven Sisters. A special planning group presented these recommendations, and the Provincial Government announced the Seven Sisters Provincial Park in 2000.

The area around the Seven Sisters Mountain range has stimulated interest in mineral exploration since the late 1920s. Discoveries included veins with gold, silver, lead, and zinc, all in Oliver Creek's headwaters. Several log cabins facilitated exploration at the time. After a hiatus, exploration continued between 1968 and 1983, including aeromagnetic, gravity, magnetic, and geochemical surveys and trenching to expose bedrock in areas of interest. No mineral occurrences were economically viable for mining. The only remnant of the area's mining exploration history is the roads (Oliver Creek Trail and Coyote Creek Trail) and



a few dilapidated buildings outside the Protected Area at the abandoned Magnetron Site on the Coyote Creek Trail.

Kitwanga Mountain Provincial Park was established in 1997, having 720 hectares. North of Cedarvale, the mountains are in the Nass Range near Kitwanga. The trail was rebuilt through a joint project by BC Parks and volunteers from Round Square International Schools at Soaring Spirits Camp.

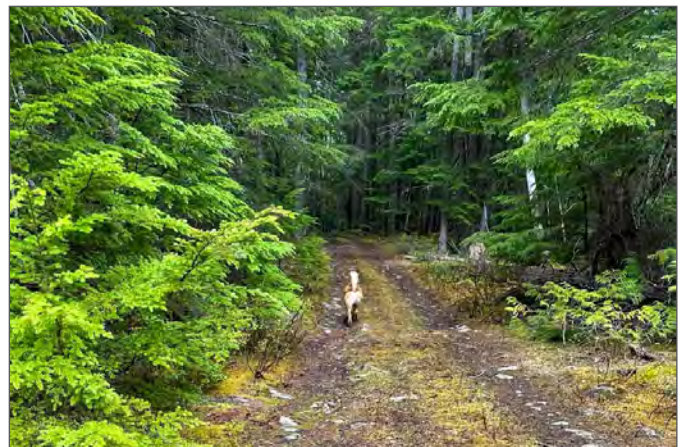
The Skeena River is the second-longest river entirely within BC (after the Fraser River). Since ancient times, the Skeena has been a vital transportation artery, particularly for the Tsimshian and the Gitksan - whose names mean 'inside the Skeena River' and 'people of the Skeena River', respectively. The river and its basin have historically sustained a wide variety of fish, wildlife, vegetation, and communities native to the area depend on the river's health.

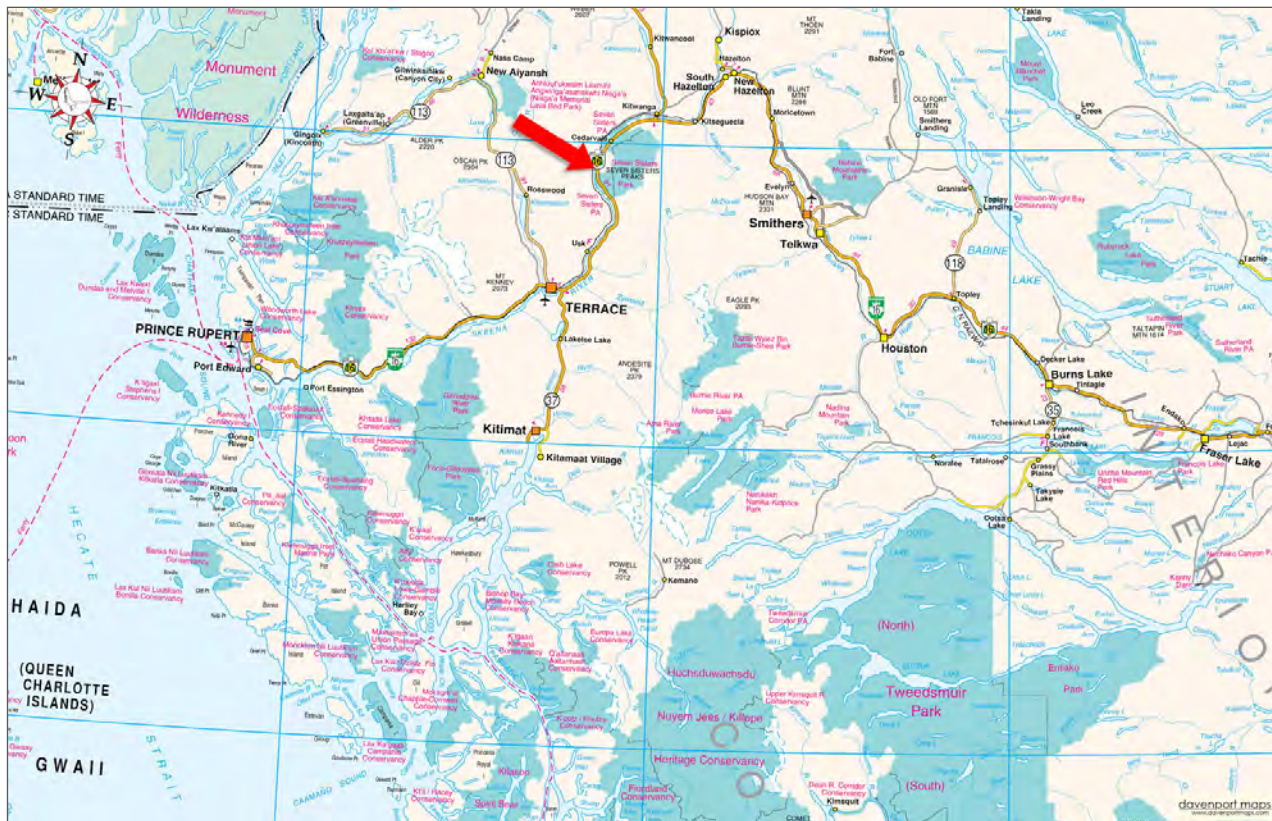
MAP REFERENCE

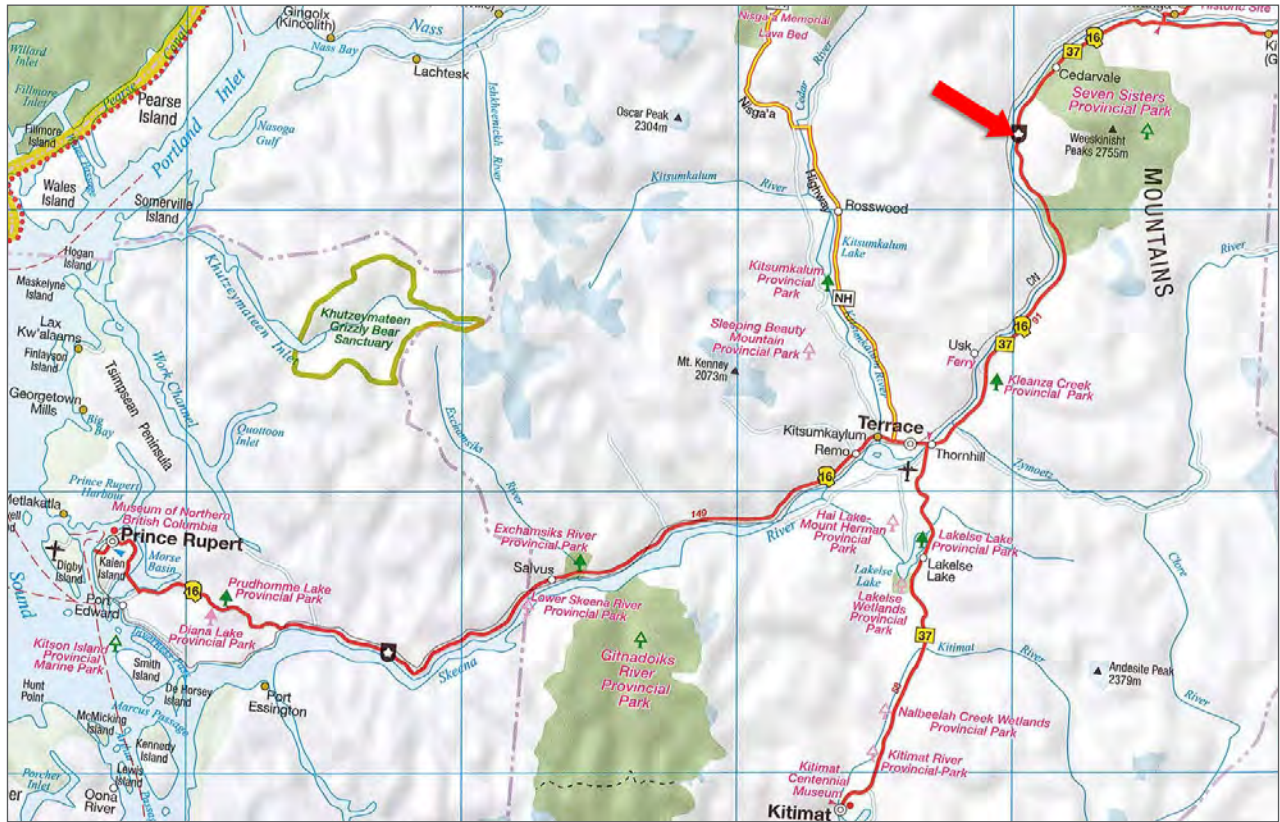
54°55'13.58"N and 128°23'9.75"W

LEGAL

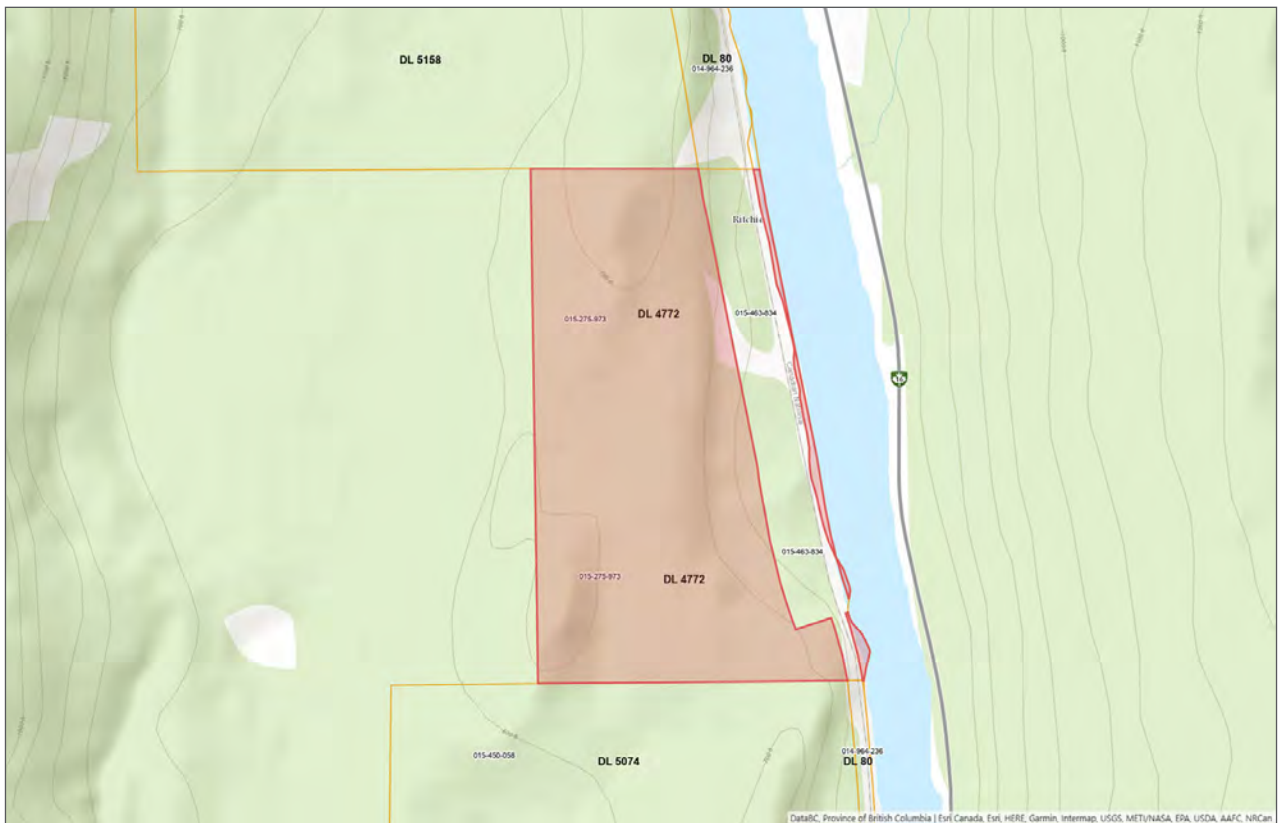
DISTRICT LOT 4772 RANGE 5 COAST DISTRICT
EXCEPT PLAN 1149 - PID 015-275-973













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