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



Robert Armstrong
BC Land Team
robert@landquest.com
(250) 307-6457

Yousuf Jaddoa
BC Land Team
bcland@landquest.com
(250) 300-8902

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115 Acres, 3.500 ft Skeena Riverfront

Cedarvale/Kitwanga, BC

PROPERTY DETAILS

Listing Number:	26128
Price:	$229,000
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 Gitxsan - 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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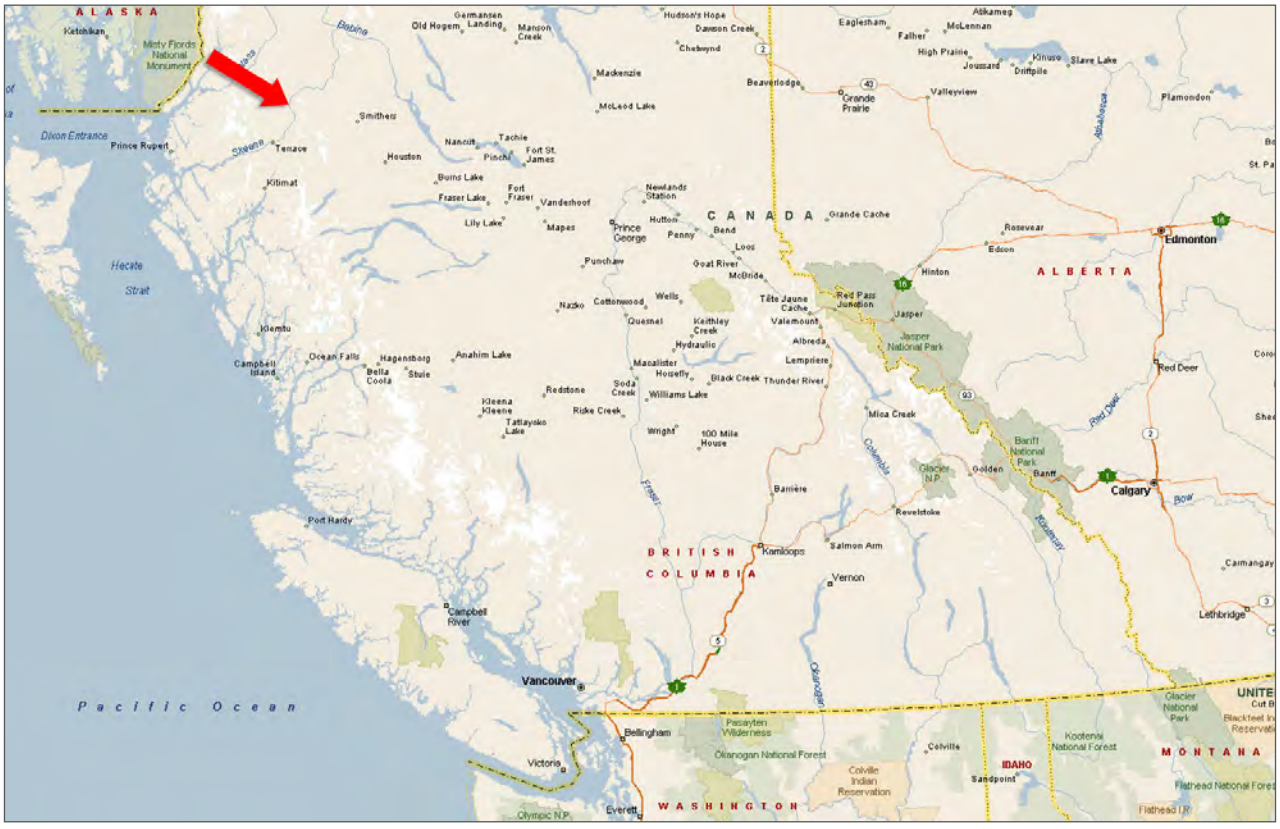




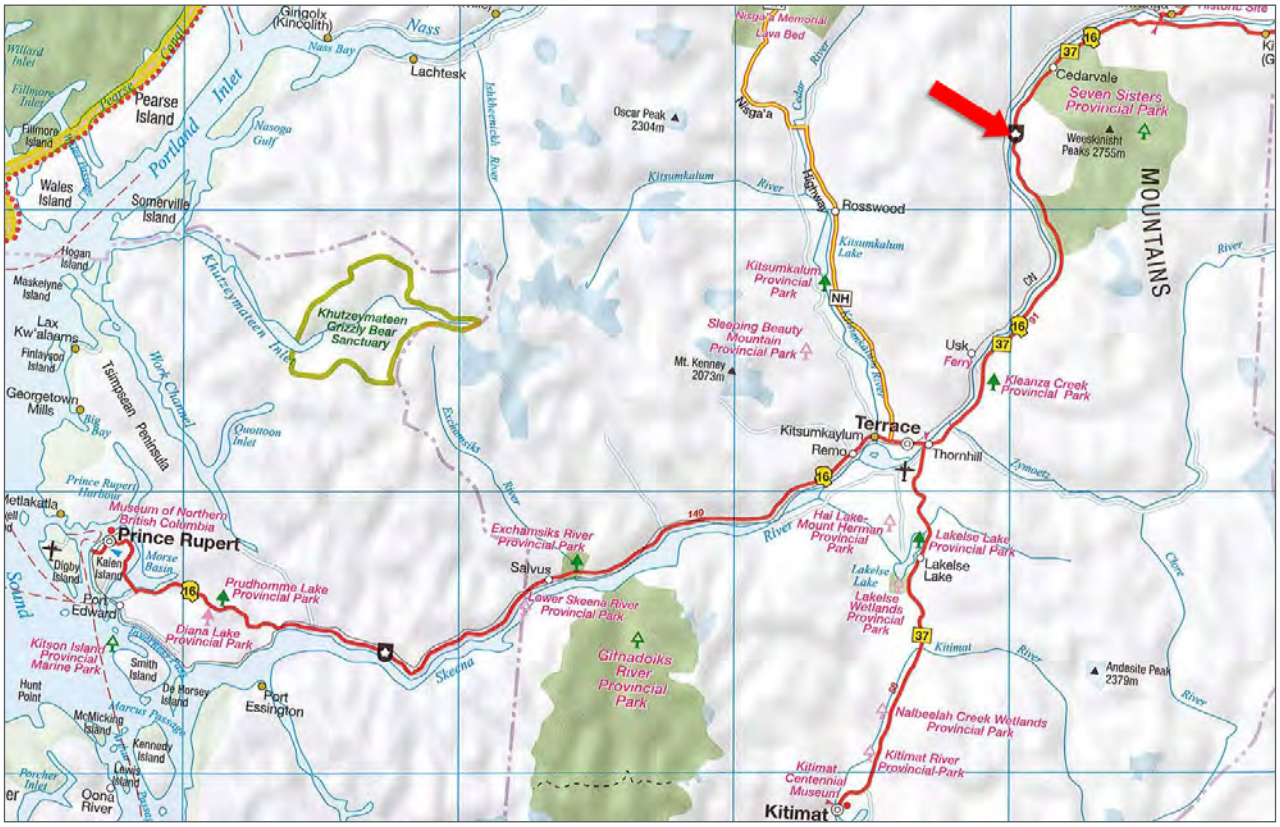


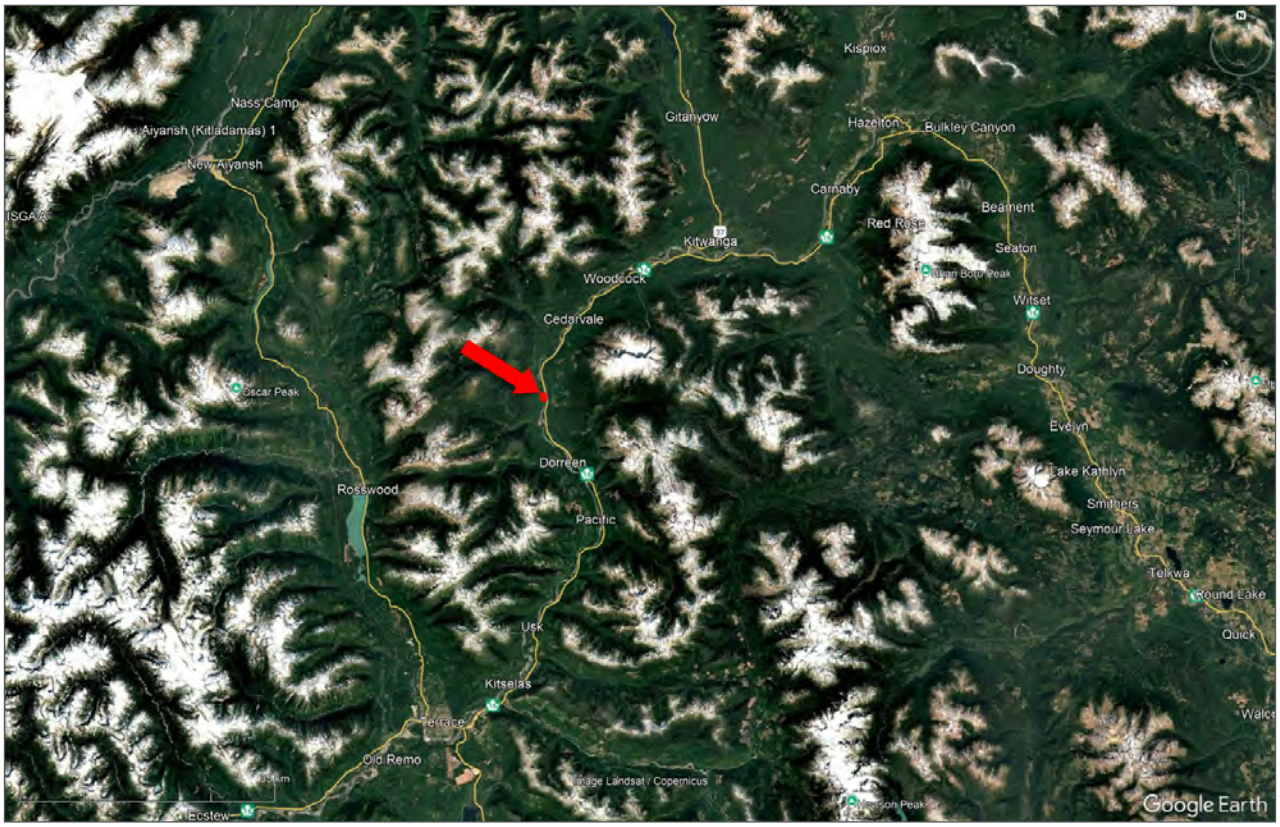






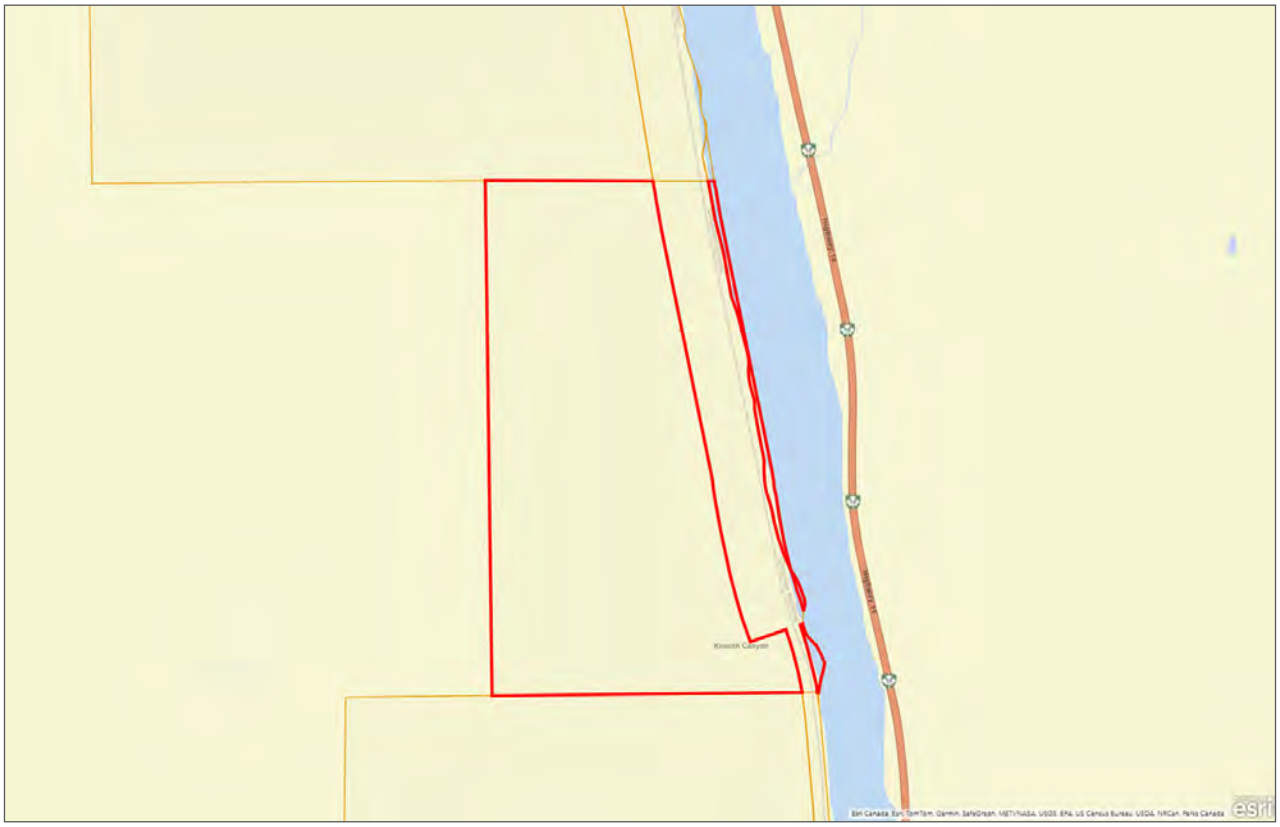

Monument
Wilderness
N
W
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S
STANDARD TIME
Kispiox
New Aiyansh
Nass Camp
Gitwinksihlkw (Canyon City)
Lax Kw'alaams
Lax Kw'alaams Band Lands
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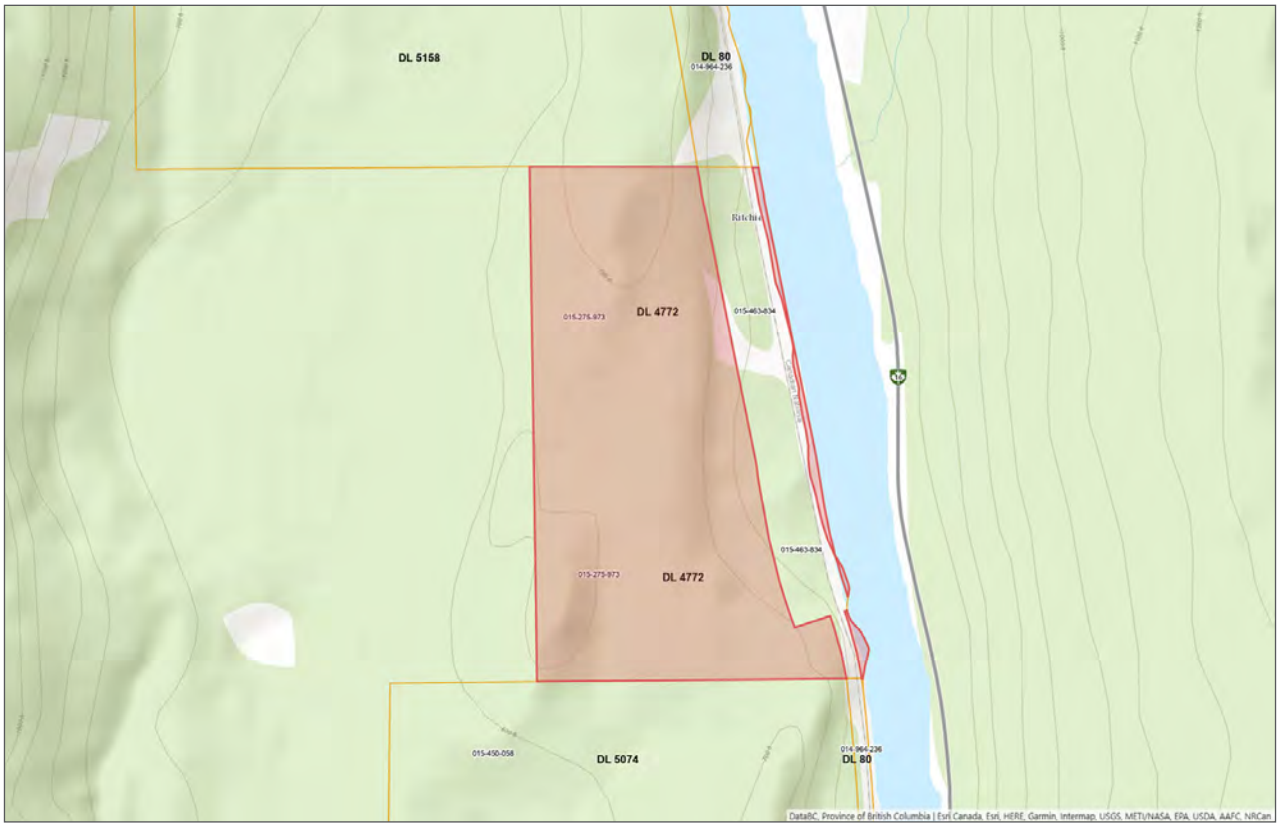

Girlgolx (Kincolith)
Nass
Nass Bay
Lachtesk
Willard Inlet
Fillmore Inlet
Fillmore Island
Pearse Island
Portland Inlet
Nasoga Gulf
Wales Island
Somerville Island
Hogan Island
Maskelyne Island
Lax Kw'alaams
Finlayson Island
Georgetown Mills
Big Bay
Tsimpsean Peninsula
Work Channel
Quottoon Inlet
Khutzeymateen Inlet
Khutzeymateen Grizzly Bear Sanctuary
Oscar Peak 2304m
Ishkheenickh River
Kitsumkalum River
Nisga'a Memorial Lava Bed
Nisga'a Highway
Rosswood
Kitsumkalum Provincial Park
Kitsumkalum Lake
Sleeping Beauty Mountain Provincial Park
Mt. Kenney 2073m
Usk
Ferry
Kleanza Creek Provincial Park
Cedarvale
Seven Sisters Provincial Park
Wrinch Peaks 2755m
MOUNTAINS
Kitsumkalum
Remo
Terrace
Thornhill
Zymoetz River
Prince Rupert Harbour
Museum of Northern British Columbia
Prince Rupert
Digby Island
Kaien Island
Port Edward
Morse Basin
Prudhomme Lake Provincial Park
Diana Lake Provincial Park
Kitson Island Provincial Marine Park
Smith Island
De Horsey Island
Hunt Point
McMicking Island
Kennedy Island
Lewis Island
Porcher Inlet
Oona River
Sound
Skeena
Exchamsiks River Provincial Park
Salvus
Lower Skeena River Provincial Park
Githadoiks River Provincial Park
Hai Lake-Mount Herman Provincial Park
Lakelse Lake Provincial Park
Lakelse Lake
Lakelse Wetlands Provincial Park
Kitimat
Andesite Peak 2379m
Nalbeelah Creek Wetlands Provincial Park
Kitimat River Provincial Park
Kitimat Centennial Museum
Clore River


Kispiox
Nass Camp
Aiyansh (Kitladamas) 1
New Aiyansh
Gitanyow
Hazelton
Bulkley Canyon
Carnaby
Red Rose
Beament
Seaton
Witset
Kitwanga
Woodcock
Cedarvale
Oscar Peak
Doughty
Evelyn
Dorreen
Lake Kathlyn
Rosswood
Pacific
Smithers
Seymour Lake
Telkwa
Round Lake
Quick
Usk
Kitselas
Terrace
Old Remo
Google Earth


Woodcock
Cedarvale
8.55 km
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Google Earth


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DL 5158
DL 80
014-964-236
DL 4772
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015-450-058
DL 5074
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DL 80
DataBC, Province of British Columbia | Esri Canada, Esri, HERE, Garmin, Intermap, USGS, METI/NASA, EPA, USDA, AAFC, NRCan

Notes

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Robert Armstrong

BC Land Team
bcland@landquest.com
(250) 307-6457



Yousuf Jaddoa

BC Land Team
bcland@landquest.com
(250) 300-8902

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

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