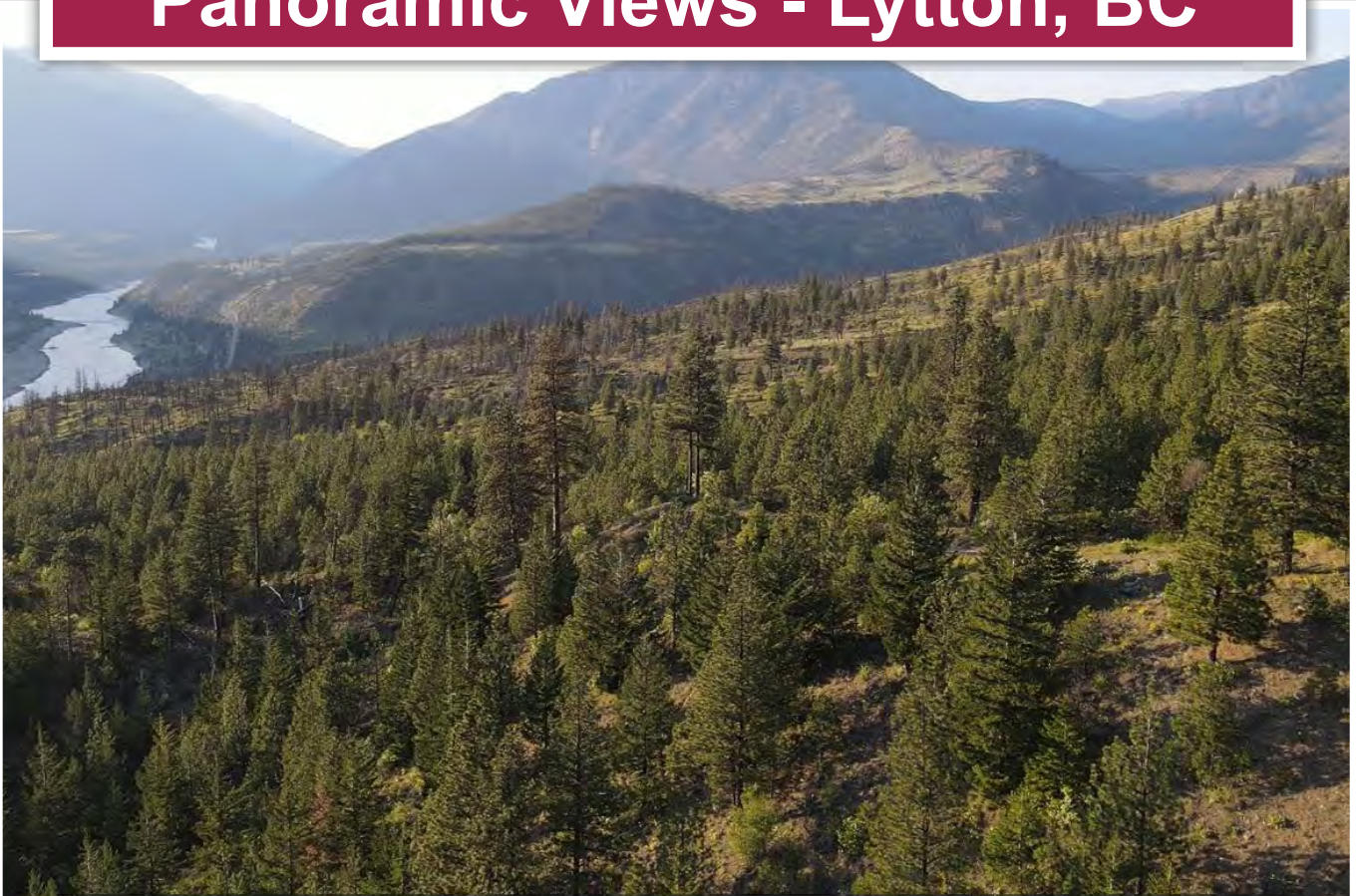




**Large Acreage with
Panoramic Views - Lytton, BC**



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Large Acreage with Panoramic Views

Lytton, BC

PROPERTY DETAILS

Listing Number:	25119
Price:	\$449,000
Taxes (20):	Contact listing agent.
Size:	66.5 acres ~ 2 titles
Zoning:	RR - Rural Residential

DESCRIPTION

A rare opportunity to own 66.5 acres of scenic land in beautiful Lytton, BC. These two lots—25 & 45 Loring Way—are being sold together and offer a unique combination of accessible lower flatlands and elevated benches with breathtaking views. This acreage takes in panoramic views over the community of Lytton, the Fraser River and mountains beyond. With good access off Loring Road, the property also has power at the lot line. The current owner has cared for the property well including fuel management completed annually on the lower portion.

The property is generally sloping hillside aside from and triangular section of land at the base of the hill which is prime for building a development. There is a power located at the base of the hill at the property, so you can run the power from this location to your chosen building site, or alternatively the properties south west orientation was be excellent for solar power given Lytton's many cloud-free days. This triangular section leads up the hillside to multiple flat benches with panoramic vistas. There are access roads throughout, including an ATV trail along the hillside allowing you to cover the length of the acreage. Whether you are on foot, ATV,

or horseback you'll make your way through the saskatoon bushes and ponderosa pines scattered throughout the property where the property backs onto Crown land and a day spent exploring the cold spring on the north canyon.

Whether you're looking to build, invest, or create a private retreat, this versatile land with natural resources and infrastructure is ready for your vision. Contact the listing agent today from more information or to book a time to go by for a look.

LOCATION

25 & 45 Loring Way in Lytton, BC

DIRECTIONS

Please see the mapping section of this listing.

AREA DATA

The Village of Lytton is a rare combination of natural beauty, sunshine, and small-town charm. Situated at the meeting point of the Fraser and Thompson Rivers in southern British Columbia, it's home to approximately 250 residents and offers a peaceful rural lifestyle surrounded by dramatic canyon landscapes and year-round outdoor opportunities.

Lytton is best known for its exceptionally warm summers and dry climate. In June 2021, the village recorded Canada's highest-ever temperature at 49.6°C (121.3°F), marking a historic weather event. While that year was extraordinary, Lytton typically enjoys long, sunny days with low humidity, making it especially appealing for those who appreciate heat and an extended gardening or outdoor season.

Winters in Lytton are generally short and mild compared to much of the province. Average temperatures in December and January tend to stay just below freezing, with occasional cold snaps that are usually brief thanks to the protection provided by the surrounding mountain ranges. The region also receives relatively little snow, and Pacific influences contribute to consistent cloud cover through the winter months.

The Lytton Creek Fire of June 2021 was a defining event for the village, with more than 90 percent of the community lost to wildfire. Since then, Lytton has been engaged in a determined rebuilding process. Reconstruction has emphasized fire-resilient design, modern infrastructure, and long-term sustainability. As a result, there are growing opportunities for those looking to buy land or property in a re-emerging and forward-looking community.

Life in Lytton appeals to those seeking a quieter pace and a strong connection to nature. Outdoor recreation is at your doorstep, including fishing, rafting, hiking, and exploring the scenic routes of the Fraser Canyon. Property prices tend to be more affordable than in many parts of southern British Columbia, offering a compelling option for homebuyers or investors looking to be part of something new and resilient.

Lytton is a place of reinvention and possibility—a small, sun-filled village with a bold spirit and a welcoming future for those ready to be part of it.

RECREATION

Lytton is a spectacular outdoor playground! Surrounded by rugged mountains, sweeping river valleys, and historic landscapes, Lytton is a prime destination for adventure seekers, nature lovers, and anyone craving the outdoors.

Known as the “River Rafting Capital of Canada,” Lytton is famous for its world-class whitewater rafting on both the Fraser and Thompson Rivers.

Guided tours local operators offer unforgettable adrenaline-filled trips through Class III and IV rapids, especially on the legendary Devil’s Gorge section of the Thompson River.

Lytton’s terrain is perfect for hiking and mountain biking, offering trails for all skill levels with breathtaking canyon and river views. Notable trails include:

- Stein Valley Nlaka’pamux Heritage Park—a provincial park just west of Lytton, this wilderness area features backcountry trails through unspoiled forest and alpine terrain, rich in Indigenous culture and natural beauty.
- Botanie Valley—A beautiful area north of Lytton, excellent for hiking, birdwatching, and wildflower viewing in spring and early summer.

The Fraser and Thompson Rivers also offer scenic opportunities for:

- Kayaking and canoeing (for experienced paddlers)
- Chinook salmon fishing (seasonal, with strong local traditions)
- Swimming in designated areas or natural pools nearby, particularly upriver where waters may be calmer.

There are multiple nearby campsites and provincial parks that offer outstanding recreation:

- Skihist Provincial Park—located 6 km north of Lytton on the Trans-Canada Highway, it offers forested camping, picnic areas, and panoramic views of Skihist Mountain.
- Stein Valley Nlaka’pamux Heritage Park—as noted, it’s not just a hiking destination; this massive wilderness park offers backcountry camping and is a protected cultural area of deep significance to the Nlaka’pamux people.

- Blue Earth Lake Provincial Park—about 35 km north of Lytton, this remote park offers secluded fishing, horseback riding, and quiet camping in a peaceful, natural setting.

Though Lytton has a warmer, semi-arid climate and doesn't receive heavy snowfall, nearby higher elevations offer winter options such as cross-country skiing, snowshoeing backcountry exploration in the Stein Valley and along forest service roads in the area.

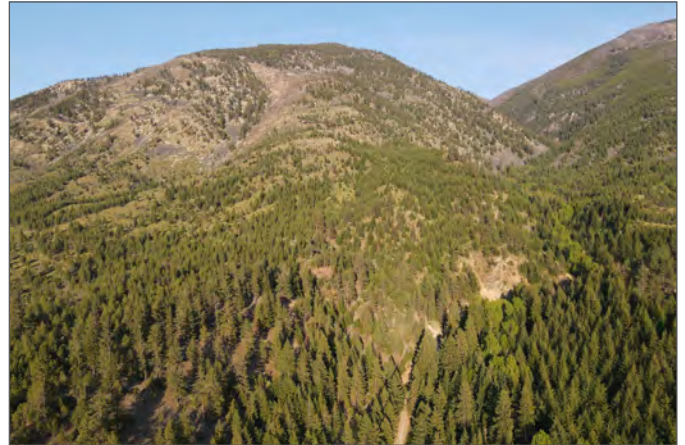
Lytton is home to unique geological features and stunning viewpoints:

- Lytton Jelly Roll—a fascinating glacial formation and popular geotourism stop.
- Canyon viewpoints along Highway 1 and Highway 12 offer spectacular photo opportunities and scenic pull-offs.

Lytton offers a rich cultural experience through the Lytton Museum & Archives, which provides an engaging look into the region's Indigenous heritage, as well as its railway and pioneer history. The community also celebrates its deep connection to the rivers and local traditions through events like the Annual River Festival—a vibrant gathering featuring art, music, and cultural displays, although its status may vary in the wake of the 2021 wildfire. While the village is modest in size and still undergoing recovery, it maintains local sports facilities including baseball fields and a community hall, with ongoing recreational programs that support youth engagement and community well-being.

HISTORY

Lytton is one of North America's oldest continuously inhabited sites, home to the Nlaka'pamux people for thousands of years. Located at the confluence of the Fraser and Thompson Rivers, it became a key trade and travel hub long before European contact.



Named after Sir Edward Bulwer-Lytton, the village rose to prominence during the Fraser Canyon Gold Rush and later became an important railway town. Despite the devastation of the 2021 wildfire, Lytton remains a resilient community with deep Indigenous roots and a rich frontier and rail history.

MAP REFERENCE

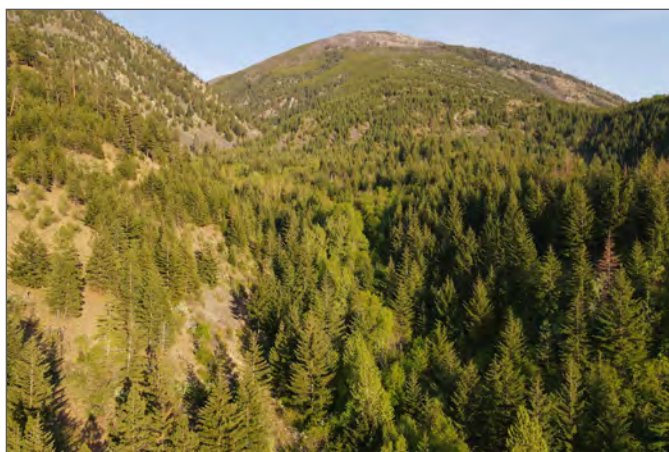
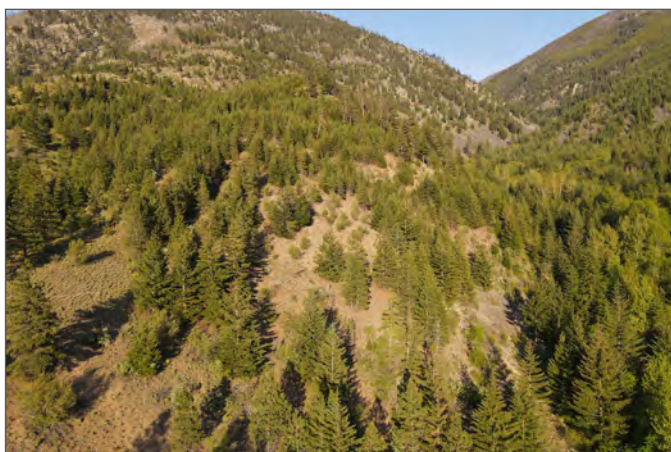
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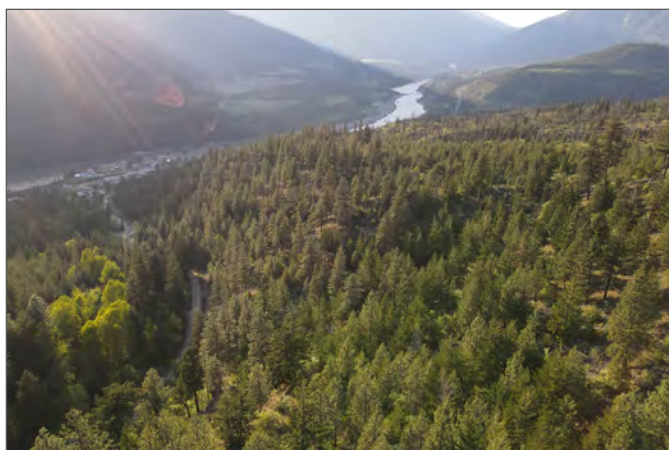
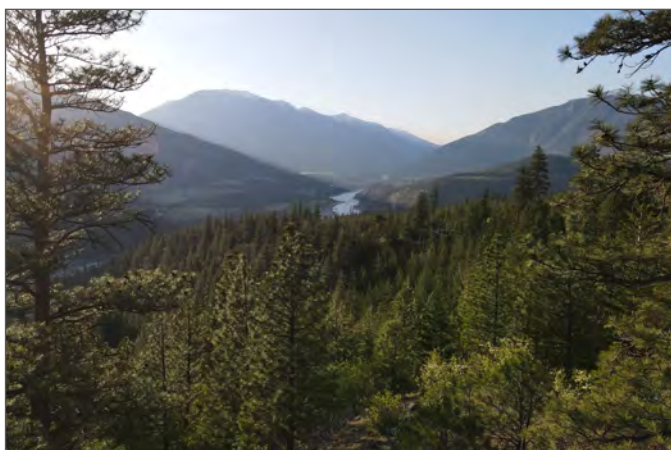
LEGAL

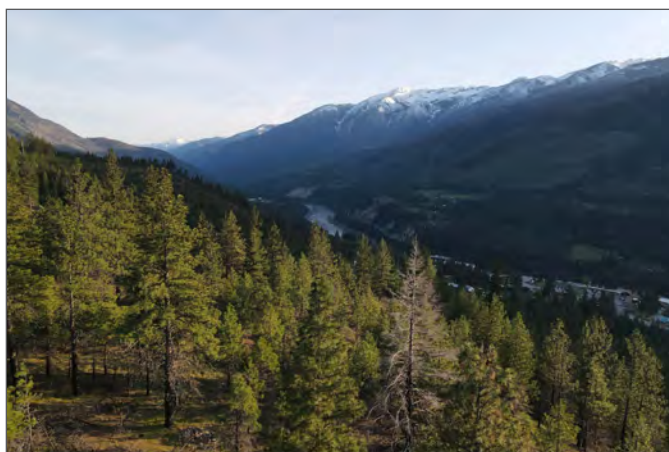
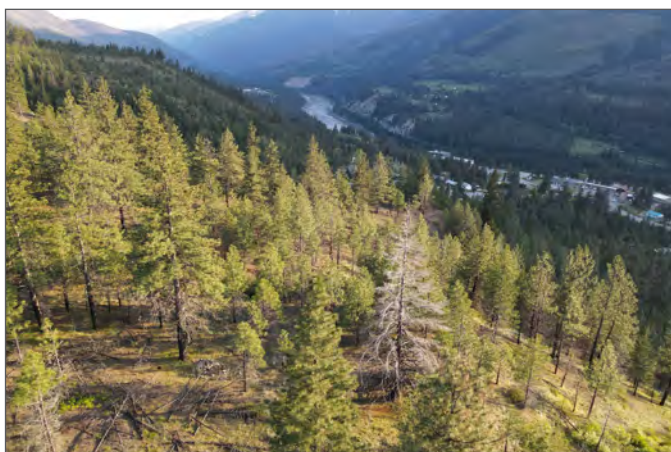
LEGAL SUBDIVISION 3 SECTION 6 LYING OUTSIDE OF LYTTON INDIAN RESERVE NO. 17; TOWNSHIP 15 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT - PID 014-614-138

LEGAL SUBDIVISION 4 SECTION 6 LYING OUTSIDE OF LYTTON INDIAN RESERVE NO. 17; TOWNSHIP 15 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT EXCEPT (1) PARCEL D (PLAN A194) (2) PARCEL F (PLAN A194) (3) PLAN H615 AND (4) PLAN KAP92605 - PID 014-614-243

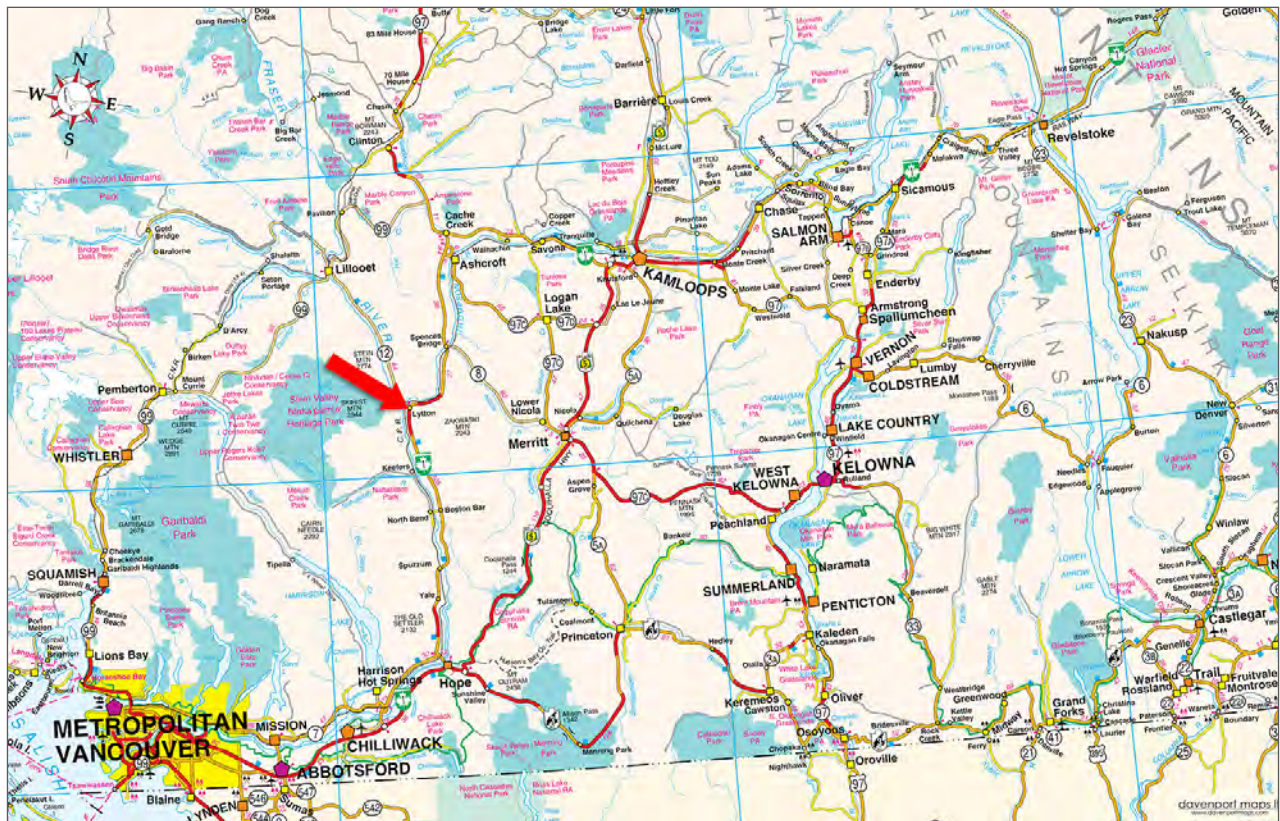


















A background image of a dense evergreen forest covering a hillside, with a faint, light blue sky visible in the upper portion.



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