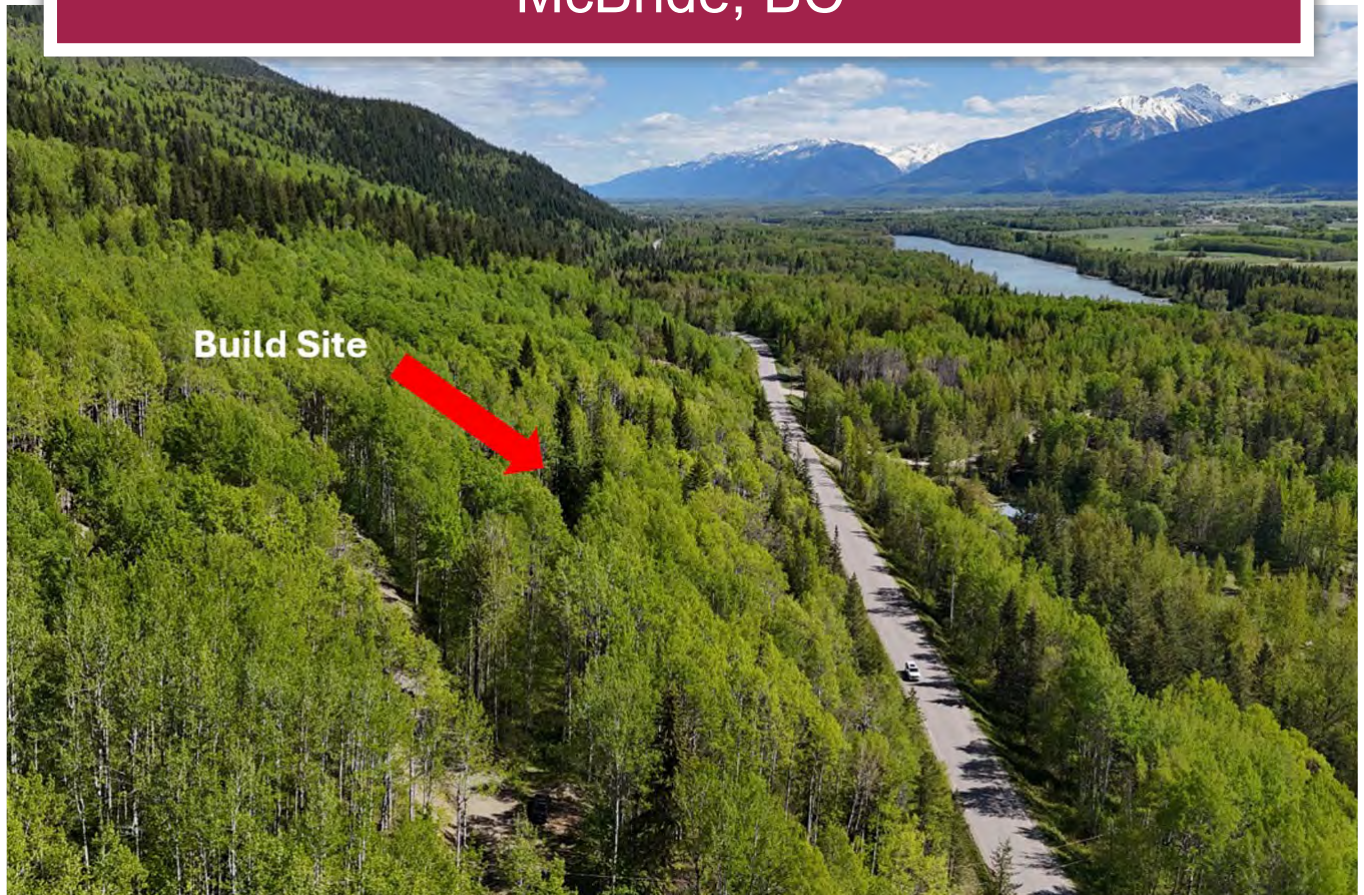




Mountain and Valley View Acreage
McBride, BC



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Mountain and Valley View Acreage

McBride, BC

PROPERTY DETAILS

Listing Number:	26176
Price:	\$149,000
Size:	4.99 acres
Zoning:	Small Holding (SH)

DESCRIPTION

Set on 4.99 acres just minutes from McBride, this inviting rural property offers breathtaking mountain and valley views in a peaceful natural setting. Set at the foot of the Rocky Mountains and looking out to the Cariboo Mountains.

The mostly treed acreage provides exceptional privacy and a true back-to-nature atmosphere, while a partially cleared building site offers an excellent head start for your future home or recreational retreat.

Access is via an established driveway off Mountain View Road, leading to a roughed-in driveway that reaches a prime building location. Power is available nearby making future development even more convenient. The south-facing, irregularly shaped parcel backs directly onto Crown land, providing immediate access to outdoor recreation and exploration. Just a few mins away are the renowned McBride Mountain Trails offering outstanding mountain biking, hiking, and horseback riding opportunities.

Whether you're looking to build a full-time residence, a weekend getaway, or a recreational cabin, this

scenic property offers the perfect combination of privacy, views, and outdoor adventure.

LOCATION

Lot 1 Mountain View Road - McBride, BC

Noteable Driving Times

- McBride: 9 km
- Mt Robson Provincial Park: 82 km
- Valemount: 88 km
- Prince George: 215 km
- Kamloops: 405 km
- Edmonton: 530 km

DIRECTIONS

Listing agent can send a KMZ file to download to your phone with mapping of the route to the property with the property lines drawn so you know when you arrive at the land where boundaries are located.

AREA DATA

McBride is a welcoming mountain village in the heart of BC's Robson Valley, set near the headwaters of the Fraser River and surrounded by spectacular natural scenery. The community is flanked by the Rocky Mountains to the east and the Cariboo Mountains to the west, creating a dramatic valley setting with endless opportunities for outdoor recreation.

With a population of approximately 588 residents, McBride serves as a key service hub for the surrounding Robson Valley. The local economy is supported by forestry, agriculture, tourism, rail, trades, and small businesses, with local services



including accommodations, restaurants, retail shops, contractors, automotive services, and industrial operators.

McBride combines small-town charm, essential services, and exceptional access to the mountains, making it an appealing place to live, visit, or invest.

RECREATION

Outdoor enthusiasts are drawn to the area for hiking, biking, horseback riding, snowmobiling, fishing, and backcountry exploring. Just outside the village, the McBride Mountain Trails offer a popular multi-use trail network with access to scenic viewpoints, alpine terrain, and year-round adventure.

MAP REFERENCE

53°20'33.87"N and 120°11'37.46"W

BOUNDARIES

Please see maps and aerial photos—lines sketched in on aerial images are approximations only.

IMPROVEMENTS

None.

ZONING

Small Holding (SH)

Permitted Uses

Single Family Dwelling, Forestry, Agricultural, Kennel, Cannabis Production

Accessory Uses

Secondary Suite, Accessory Buildings

Full bylaws can be emailed.

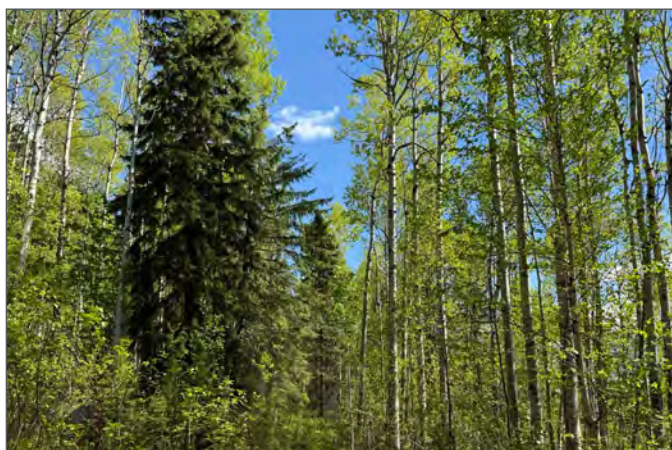
LEGAL

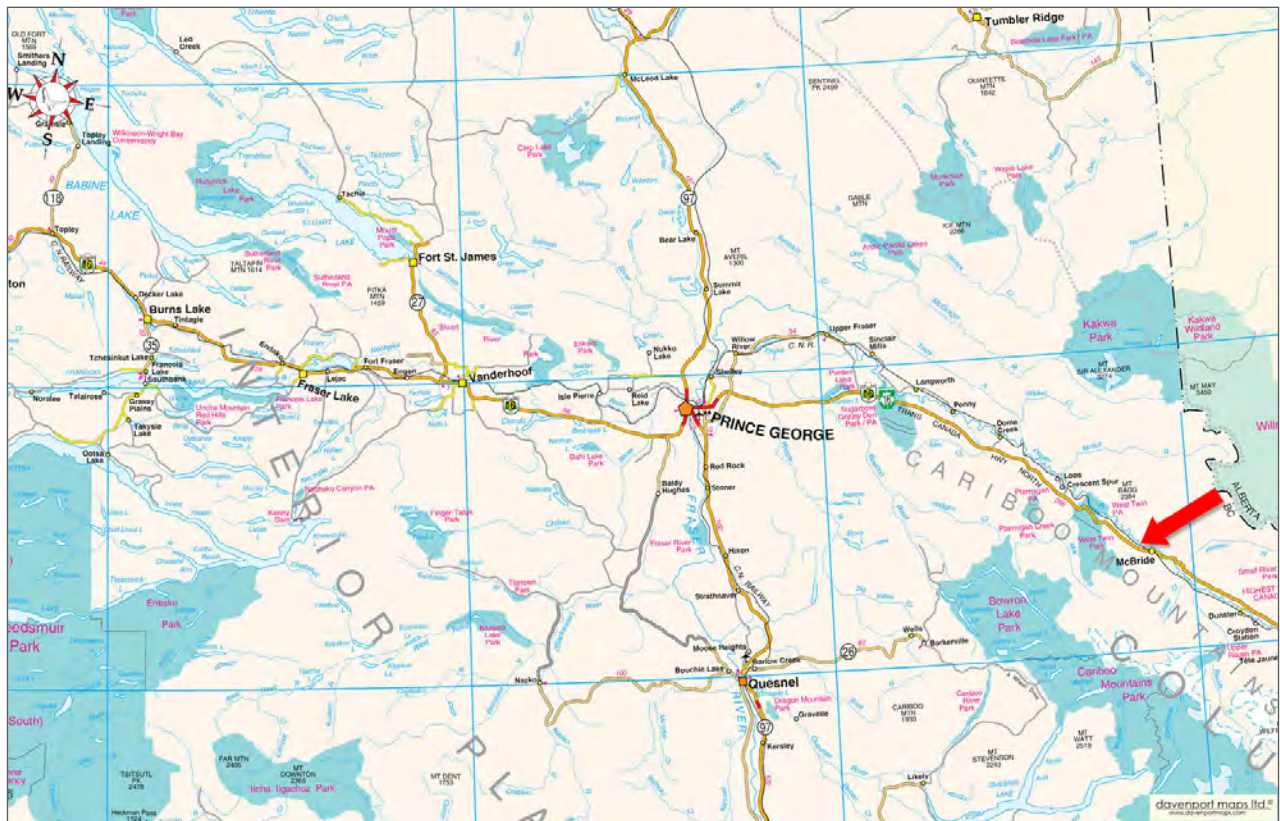
LOT 1 DISTRICT LOT 12216 CARIBOO DISTRICT
PLAN PGP47694

PID 025-388-584

















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