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**West Vancouver**  
2397 Marine Drive  
West Vancouver, BC  
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**7471 URDAL ROAD, Pemberton, Pemberton, BC, V0N 2L1, Ca**

**MLS®# R2786898**

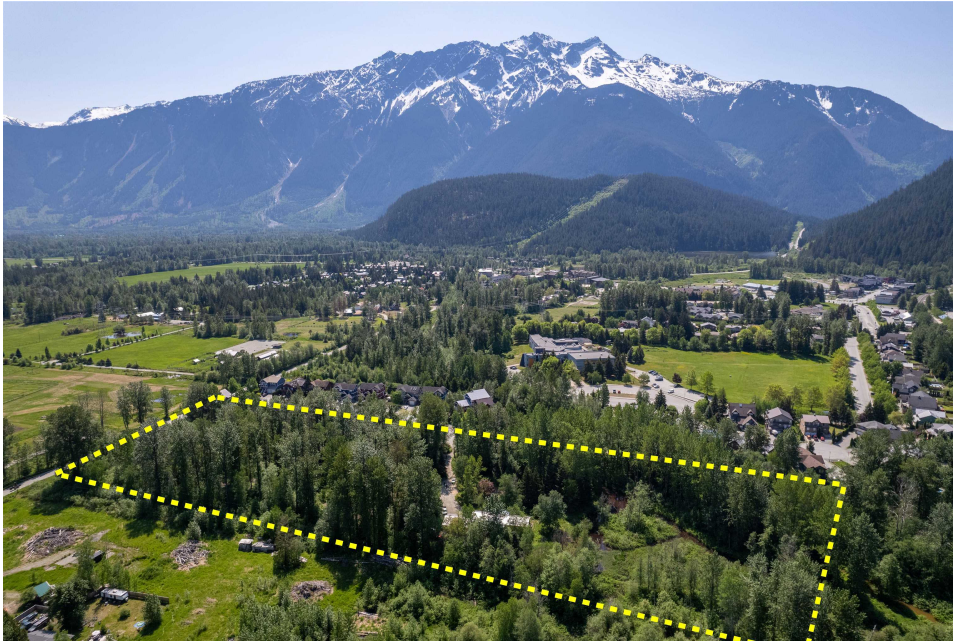


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Property Value	\$6,495,000
Type	House with Acreage
Style	2 Storey
Basement	Full
Year Built	1962
Taxes	9884.0
Living Area	3,521 sq.ft.
Bedrooms	4
Bathrooms	2 full

## Description

DEVELOPMENT OPPORTUNITY in the heart of Pemberton! This remarkable 10-acre property boasts a prime location only 750 meters from the village centre shops and services - schools, transportation, stores, and more are all within a 5 to 10-minute walk. It has 3 legal access points with municipal services at the lot lines. This parcel is excluded from the ALR and is not impacted by ALC restrictions. Offering a unique opportunity to create your own neighbourhood, it is surrounded by cleared properties, with breathtaking 360-degree vistas of majestic mountain ranges. Marvel at the unobstructed views that stretch across the entire horizon, a rarity in the valley. Don't miss this opportunity that offers convenience, endless possibilities. Viewing by appointment only, no trespassing.

