

\$110,000 - 44 E Valley Lane, Woodland Park

MLS® #8937591

\$110,000

Bedroom, Bathroom,
Land on 3.07 Acres

Holiday Hills, Woodland Park, CO

Situated on a quiet corner lot in the Holiday Hills subdivision, this 3-acre parcel offers a peaceful, wooded setting with easy access to both nature and nearby amenities. Located in unincorporated Teller County, you'll enjoy a bit more freedom than properties within city limits, while still being just under 10 miles from downtown Woodland Park and around 4 miles from Highway 24.

The land is sloped and offers a couple of potential build sites depending on your vision. A mix of mature pine and aspen trees provide natural beauty and a sense of privacy throughout the property. Electricity is available nearby, and with no HOA, youâ€™™ll have more flexibility to create the mountain retreat you've been envisioning.

Best of all, outdoor recreation is right around the cornerâ€™™literally. Just a mile away, you'll find the Catamount Recreation Area and trail access leading to North Catamount Reservoir, a local favorite for fishing, hiking, and taking in the views. With numerous trails throughout the area, it's a fantastic location for anyone who enjoys getting outside. Quiet, private, and surrounded by nature, yet close enough to town when you need itâ€™™this is a rare find providing the best of both worlds.

An additional 2-acre parcel directly across Valley Lane (on Elk Lane) is also available from the same seller.



Essential Information

MLS® #	8937591
Price	\$110,000
Acres	3.07
Type	Land
Status	Under Contract - Showing

Community Information

Address	44 E Valley Lane
Subdivision	Holiday Hills
City	Woodland Park
County	Teller
State	CO
Zip Code	80863

Exterior

Lot Description	Level, Meadow, Mountain View, Sloping, Trees/Woods
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School Information

District	RE2
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Listing Details

Listing Office	HomeSmart
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