

\$225,000 - Via Viejas Oeste, Alpine

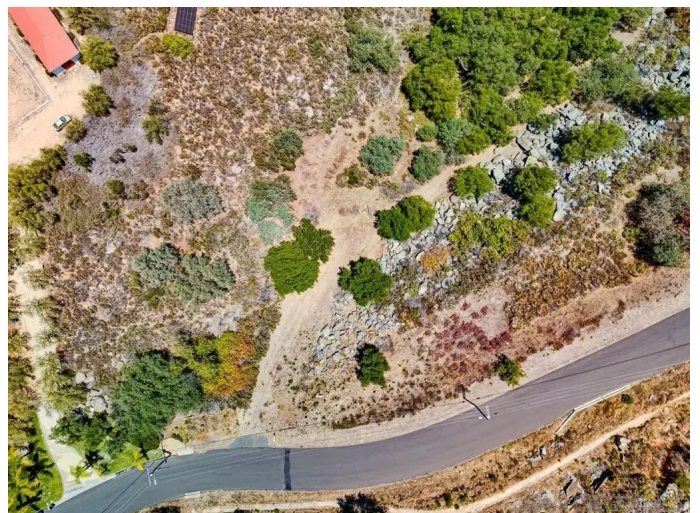
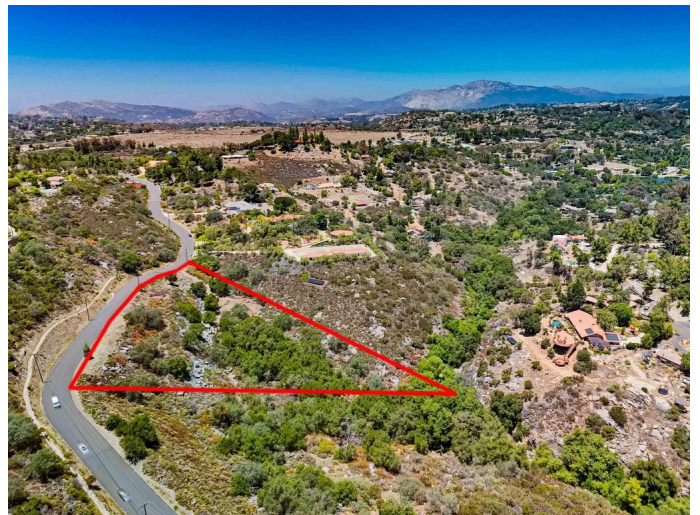
MLS® #260014472

\$225,000

Bedroom, Bathroom,
Land on 4.27 Acres

Rancho Palo Verde, Alpine, CA

Build Your Dream Home in the Heart of Alpine's Most Coveted Gated Community. Welcome to an exceptional opportunity to create the custom home you've always envisioned in the prestigious community of Rancho Palo Verde. Nestled on a beautiful homesite along Via Viejas, this expansive parcel offers the perfect blend of privacy, natural beauty, and resort-style living in one of Alpine's most desirable gated neighborhoods. Imagine designing and building your dream estate surrounded by rolling hills, majestic oak trees, stunning mountain vistas, and the peaceful serenity that defines the Alpine lifestyle. Whether you envision a modern ranch retreat, luxury estate, or multi-generational home, this property provides the space and setting to bring your vision to life. Ownership includes access to the exclusive amenities of Rancho Palo Verde, a private recreational paradise featuring a scenic lake for fishing, boating, swimming, and paddleboarding, along with tennis courts, clubhouse, picnic areas, playgrounds, and miles of open space to explore. Residents enjoy a unique sense of community while embracing the outdoor lifestyle that makes Alpine so special. Located just minutes from shopping, dining, schools, and freeway access, you'll enjoy the tranquility of country living without sacrificing convenience. Wake up to breathtaking sunrises, spend afternoons enjoying the lake and trails, and end your evenings under star-filled skies. This is more than just



landâ€”it's an opportunity to create a legacy property and experience Alpine lifestyle.

Essential Information

MLS® #	260014472
Price	\$225,000
Acres	4.27
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	Via Viejas Oeste
Area	ALPINE (91901)
Subdivision	Rancho Palo Verde
City	Alpine
County	San Diego
State	CA
Zip Code	91901

Amenities

Amenities	Biking/Hiking Trails,Clubhouse/Rec Room,Exercise Room,Gated Community,Horse Trails,On-Site Guard,Playground,Tennis Courts
Utilities	Cable TV,Electric,Propane,Telephone
View	Mountains/Hills,Parklike,Valley/Canyon
Has Pool	Yes

Interior

Fireplace	Yes
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Fees

Other Fees	\$0
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Additional Information

Date Listed	June 15th, 2026
Days on Market	97
Zoning	R-1:SINGLE
Listing Office	Compass

Listing Details

Listing Office

Compass

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on October 8th, 2026 at 11:27pm PDT