

\$3,485,000 - 3200 Highway 93/95 Highway, Canal Flats

MLS® #10346321

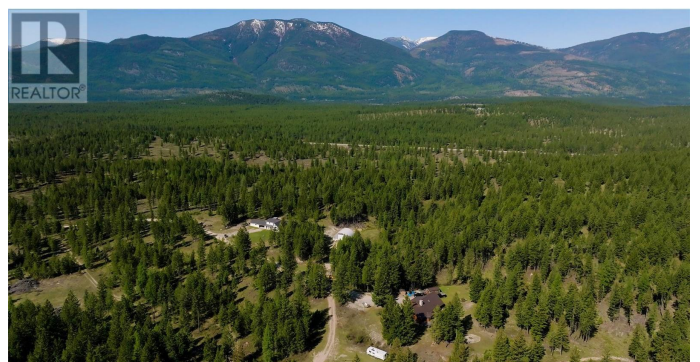
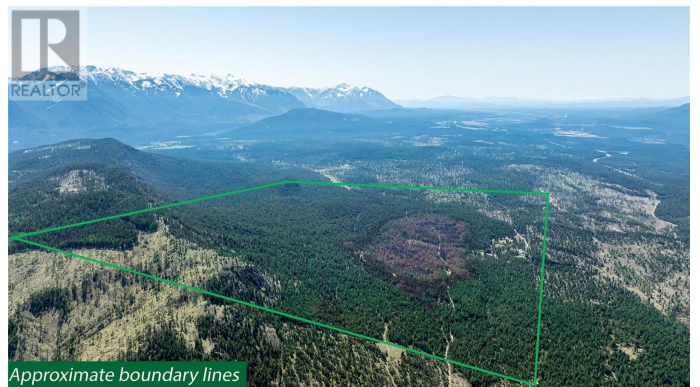
\$3,485,000

1 Bedroom, 3.00 Bathroom, 2,749 sqft

Single Family on 640.00 Acres

Canal Flats, Canal Flats, British Columbia

A full square mile in BC's East Kootenay combining timber, rangeland, and rolling terrain with internal trails and elevated ridges. Conservation land borders the west, and crown land to the east and south offers long-term privacy and views. Family-owned since 1952, the land blends forest, clearings, and a lookout on the north boundary. Great for ranching, hunting, or recreation. A level area with older barns and a well has livestock or equestrian potential. Approx. 50 acres were logged post-wildfire, over 20,000m³ of timber remain. Fire guards in place. Two homes: the main is a custom log home with vaulted ceilings, stone fireplace, and wood finishes. Both have updated metal roofs; log home exterior recently refinished. Heated by electric furnace and wood boiler, plus wired for generator backup (furnace, lights, freezers). Two wells supply both homes via shared well house with pressure tanks and filtration. Second home has new furnace and 3-car garage. A hand-dug well in the barn area is plumbed to hydrants (pump needed); septic field is in place. Previously used as an RV site. 1,280 sq ft. steel shop with 14' door and underground power. Accessed via gated road off Hwy 93/95 (access permit in place). Zoned A-1 with subdivision potential into 8-hectare lots. Living Room = 16' x 24' Loft Bedroom = 18' x 24' 8' x 10' Wall in Closet. Upstairs has vanity, toilet and walk in closet. Main Floor has tub, shower, vanity and toilet. Basement has shower, vanity, and toilet. (id:6289)



Built in 1992

Essential Information

Listing #	10346321
Price	\$3,485,000
Bedrooms	1
Bathrooms	3.00
Square Footage	2,749
Acres	640.00
Year Built	1992
Type	Single Family
Sub-Type	Freehold
Style	Log house/cabin

Community Information

Address	3200 Highway 93/95 Highway
Subdivision	Canal Flats
City	Canal Flats
Province	British Columbia
Postal Code	V0B2E0

Amenities

Parking	Other
---------	-------

Interior

Heating	Electric
Cooling	Central air conditioning
# of Stories	3

Additional Information

Zoning	Unknown
--------	---------

Listing Details

Listing Office	LandQuest Realty Corp. (Interior)
----------------	-----------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

