

# \$675,000 - 9800 3 Highway, Grand Forks

MLS® #10347816

**\$675,000**

1 Bedroom, 1.00 Bathroom, 1,200 sqft

Single Family on 52.39 Acres

Grand Forks Rural, Grand Forks, British Columbia

Hidden in the mountains, just 10 minutes from downtown Grand Forks, you will find this one-of-a-kind 52 acre property. Main home with secondary home. Not in ALR. It is surrounded by crown land on 3 sides. 2 driveways for 2 homes. Lots of quad + snow mobile trails, + recreational accesses. A very private custom-built home with 1200 finished sq. ft. There is also a 600 sq. ft. renovated mobile home. The home is nestled in a beautifully landscaped, park-like setting. The charming 2 storey home exudes a cabin feel with exterior pine siding and knotty pine throughout the interior. The home has a welcoming front porch entrance. The cozy first floor living/dining area features a wood heater with natural stone wall. Country kitchen. Combined laundry/bathroom/mudroom at rear entrance is convenient. Upstairs is a large bedroom, walk-in closet and lounging area suitable for an office or den. Imagine relaxing by the cozy wood heater on a chilly day or putting your feet up and listening to the tranquil sounds of nature from your front porch. This rural sanctuary is perfect for those who enjoy privacy, all recreation, unobstructed views and a quiet lifestyle. Additional outbuildings buildings include; 2 large workshops on concrete pads (1 suitable as a garage), toolshed, 3 woodsheds, pump house, a large greenhouse. Subdivision potential, marketable timber and zoning for a variety of uses could generate additional income.



(id:6289)

Built in 2005

**Essential Information**

Listing #	10347816
Price	\$675,000
Bedrooms	1
Bathrooms	1.00
Square Footage	1,200
Acres	52.39
Year Built	2005
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	9800 3 Highway
Subdivision	Grand Forks Rural
City	Grand Forks
Province	British Columbia
Postal Code	V0H1H5

**Amenities**

Parking Spaces	30
Parking	Detached Garage, RV, See Remarks
# of Garages	3
View	Mountain view, Valley view

**Interior**

Heating	Wood Baseboard heaters, Stove
# of Stories	2

**Exterior**

Exterior	Wood siding
Roof	Metal

**Additional Information**

Zoning	Unknown
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**Listing Details**

Listing Office

Grand Forks Realty Ltd



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