

\$1,350,000 - 6097 Highway 3, Hedley

MLS® #10352805

\$1,350,000

2 Bedroom, 2.00 Bathroom, 1,598 sqft

Single Family on 19.76 Acres

Hedley, Hedley, British Columbia

Welcome home to nearly twenty acres of riverfront land set on the banks of the Similkameen, among the breathtaking natural beauty of Hedley. Surrounded by mountain views and mature trees, this is a haven for outdoor enthusiasts, offering opportunities for hiking, fishing, kayaking, or exploring ATV trails. Whether you're watching the sun set over the river from your covered deck, or cozying up by the fire, this property offers a four-season experience unlike any other. The property includes multiple structures to suit a variety of lifestyles or business visions. The main residence is fully renovated with an attached garage, and an additional modular home offers two bedrooms with sleeping space for up to five, ideal for guests, short-term rentals, or extended family stays. A separate "sleep shack" offers a private queen suite, adding rustic charming for visitors. For hobbyists, the detached two-bay workshop, with oversized RV doors, offers abundant space for storage, projects, or recreational vehicles. The property is also well-suited for a boutique BnB, nature-focused retreat, or multigenerational compound, with ample parking, open space, and flexibility to expand or cultivate your ideal homestead. Located just 30 minutes from Princeton and only an hour from the vibrant communities of Penticton and Osoyoos, this riverside sanctuary provides the best of both worlds, unmatched tranquility with easy access to amenities, wineries, and adventure. Whether



you're envisioning a peaceful full-time residence, a seasonal escape, or a revenue-generating retreat, this remarkable property offers endless potential in one of BC's most captivating natural landscapes.

(id:6289)

Built in 1970

Essential Information

Listing #	10352805
Price	\$1,350,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,598
Acres	19.76
Year Built	1970
Type	Single Family
Sub-Type	Freehold
Style	Bungalow, Cabin, Cottage, Other, Ranch

Community Information

Address	6097 Highway 3
Subdivision	Hedley
City	Hedley
Province	British Columbia
Postal Code	V0X1N1

Amenities

Features	Private setting, See remarks, One Balcony
Parking Spaces	50
Parking	Additional Parking, Attached Garage
# of Garages	3
View	River view, Mountain view
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer
Heating	See remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Other, Wood siding
Roof	Asphalt shingle

Additional Information

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

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------



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.

Listing information last updated on October 14th, 2025 at 5:16am MDT