

# \$489,000 - 15451 Old Edmonton Highway, Dawson Creek

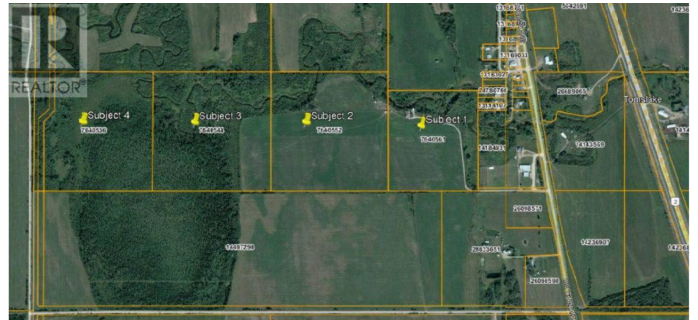
MLS® #10356840

**\$489,000**

3 Bedroom, 1.00 Bathroom, 1,700 sqft  
Single Family on 145.76 Acres

Dawson Creek Rural, Dawson Creek, British Columbia

145 Acres - Home-Shop - This property is subdivided in four separate parcels, each with its own PID, offering endless potential for Ranching, farming of future investment . The property includes 55 acres in productive hay fields, approx 70 acres wooded, fenced and cross fenced , with heated livestock waterer, originally designed with cattle in mind( with alley ways and head chutes), but ideal for horses or mixed livestock, also a 12x 30 animal attachment or storage with power and ability to heat and 2 good sized animal shelters .A comfortable three bedroom home with radiant in floor heating sourced with an efficient external wood boiler and electric heat back up. There is an attached single car garage and sits on the property along side a large shop ( 30x60) 12 foot ceiling with 6 inch concrete floor for all your equipment needs also with an attached 16x20 work shop and ample storage with multiple outbuildings including a 12x34 wood shed, & a 6x34 enclosed storage shed providing everything needed for a fully operational homestead. This area is rich with wildlife activity creating a private country retreat just 25 minutes from Dawson Creek. This is a rare opportunity to own a turn-key agricultural property with the flexilbilty of multi titles and income potential . (id:6289)



Built in 1988

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10356840      |
| Price          | \$489,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Square Footage | 1,700         |
| Acres          | 145.76        |
| Year Built     | 1988          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 15451 Old Edmonton Highway |
| Subdivision | Dawson Creek Rural         |
| City        | Dawson Creek               |
| Province    | British Columbia           |
| Postal Code | V0C2L0                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Recreation       |
| Features       | Private setting, Treed |
| Parking Spaces | 4                      |
| Parking        | Attached Garage        |
| # of Garages   | 4                      |
| Is Waterfront  | Yes                    |
| Waterfront     | Waterfront on creek    |

## Interior

|              |                                                                      |
|--------------|----------------------------------------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Range - Electric, Hood Fan, Washer & Dryer |
| Heating      | Electric, Other Baseboard heaters, See remarks                       |
| Cooling      | See Remarks                                                          |
| # of Stories | 2                                                                    |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Metal, Vinyl siding |
| Exterior Features | Wooded area         |
| Roof              | Asphalt shingle     |

Foundation                      See Remarks, Preserved Wood

### **Additional Information**

Zoning                              Unknown

### **Listing Details**

Listing Office                      Royal LePage Aspire - DC



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