

\$5,900,000 - 7055 93/95 Highway, Wasa

MLS® #10364005

\$5,900,000

3 Bedroom, 1.00 Bathroom, 2,636 sqft

Single Family on 167.80 Acres

Wasa Rural, Wasa, British Columbia

This is a rare and lucrative investment opportunity on a sprawling 167-acre property. While currently set up for equestrian use, the true value lies beneath the surface - an extensive deposit of high-quality gravel, verified by Artech Consulting, with very little overburden. Plus, permits are already in place for immediate extraction, allowing you to hit the ground running! With 10 explorational pit digs, this site offers huge savings, as the naturally rounded gravel likely requires no crushing, a game-changer in terms of cost efficiency. Bordered on three sides by crown land and the Kootenay River on the fourth, this property offers both seclusion and convenience. Along with the gravel potential, the sale includes a stunning 3-bedroom home, an equestrian setup with a riding arena, 10 horse stalls, a washroom, office, garage/shop, and hayshed - all with breathtaking Rocky Mountain views. Don't miss out on this prime investment. With permits ready and all the groundwork laid, this is a turn-key opportunity you can't afford to pass up. Contact the listing REALTOR® for the full information package today! Red property line markers are approximate. (id:6289)

Built in 1971

Essential Information

| | |
|-----------|-------------|
| Listing # | 10364005 |
| Price | \$5,900,000 |



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Square Footage | 2,636 |
| Acres | 167.80 |
| Year Built | 1971 |
| Type | Single Family |
| Sub-Type | Freehold |
| Style | Bungalow |

Community Information

| | |
|-------------|--------------------|
| Address | 7055 93/95 Highway |
| Subdivision | Wasa Rural |
| City | Wasa |
| Province | British Columbia |
| Postal Code | V0B2K0 |

Amenities

| | |
|---------------|------------------------|
| Parking | Additional Parking, RV |
| Is Waterfront | Yes |
| Waterfront | Waterfront on river |

Interior

| | |
|-----------------|-------------------------------|
| Heating | Wood Baseboard heaters, Stove |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood |
| # of Stories | 1 |

Exterior

| | |
|----------|-------------|
| Exterior | Wood siding |
| Roof | Metal |

Additional Information

| | |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Blue Sky Realty |
|----------------|------------------------|



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Listing information last updated on October 13th, 2025 at 5:16pm MDT