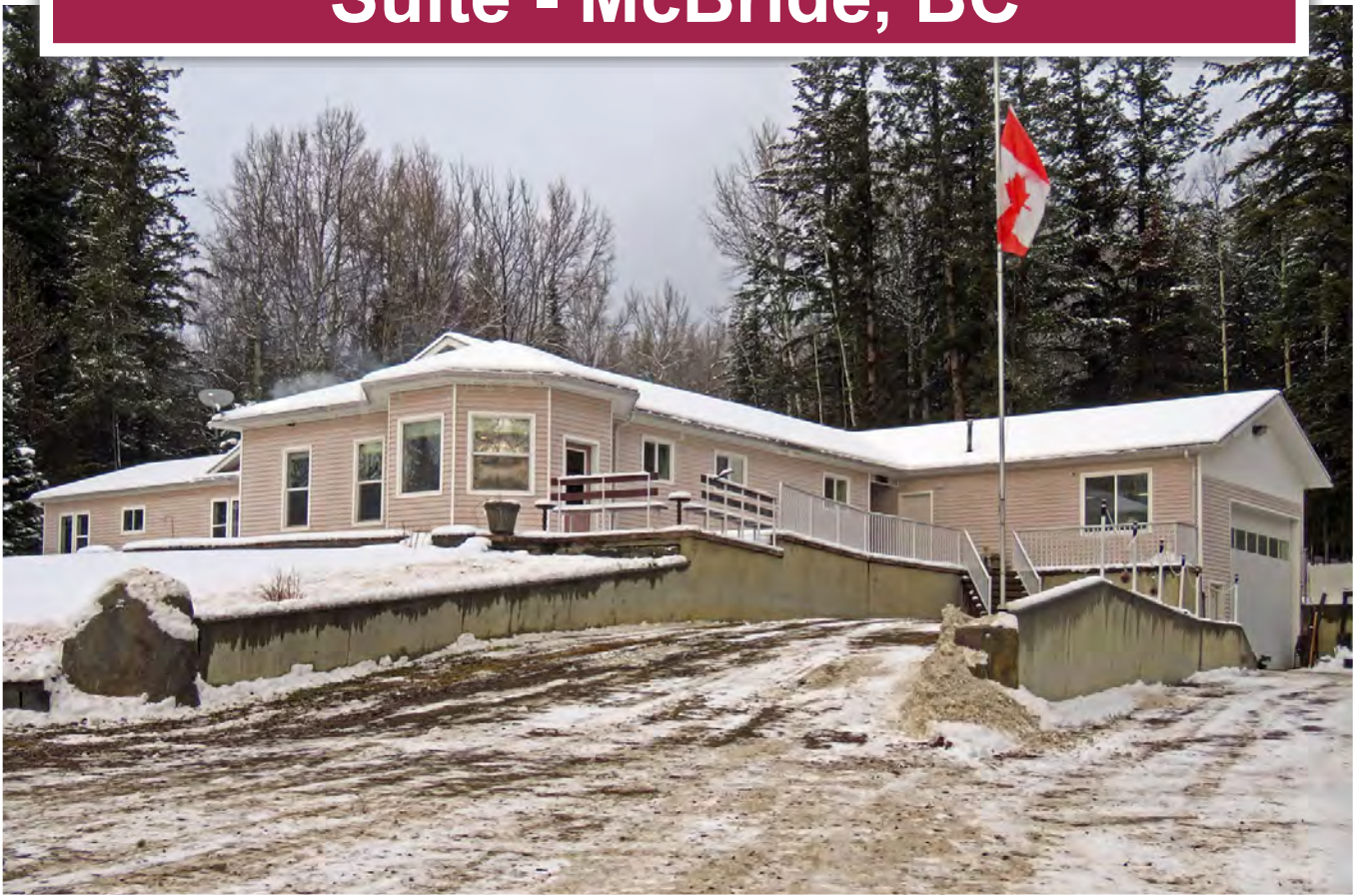




**4,136 ft² Home, Legal B&B or
Suite - McBride, BC**



www.landquest.com

John Armstrong
Personal Real Estate Corporation

john@landquest.com
(250) 307-2100



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

4,136 ft² Home, Legal B&B or Suite

McBride, BC

PROPERTY DETAILS

Listing Number:	25008
Price:	\$769,000
Taxes (2024):	\$5,450
Size:	2.08 acres
Zoning:	CR1

DESCRIPTION

This 2.08 acre, 4,136 sq. ft. home offers opportunity galore with plenty of space for family, and friends. With 2 separate living areas, each includes a kitchen, living room, dining room, and laundry room. There is a combined total of 6 bedrooms, 5 bathrooms, a recreation room and an office. All the full-size appliances are included in this offering, including freezers. Previously utilized as a B&B, there is also the opportunity to rent a self-sufficient area as a suite—with each having separate entrances.

Heating in the primary part of the home is electric forced air and a free-standing cooktop wood stove. In the suite, it is provided through in-floor radiant heating using either an electric or wood pellet boiler. Water is sourced through a creek water licence and filtered through a water treatment system.

The lower-level garage with an oversized roller door has plenty of room for vehicles, and 'toys'. The mezzanine workshop and storage area overlooking the garage provide an efficient area for tinkering around with projects.

Power is provided to the home with extensive and efficient 48 solar panels (20 kW net metering BC Hydro). Providing additional 'insulation', the year-round greenhouse is efficiently built into an earth bank, covering half of the structure. With in-ground irrigation, gardens and lawns are assured to be robust and productive. Generous decks provide plenty of room for entertaining and lounging.

If you seek sustainability and self-sufficiency, this property ticks all the boxes!

LOCATION

400 Mountain View Road - McBride, BC

AREA DATA

McBride (Pop. 745±)

Nestled between the rugged Canadian Rockies and the snowcapped Cariboo Mountains, McBride lies in the beautiful Mount Robson Valley, where the mighty Fraser River flows.

Until the late 1960s, the Valley was only accessible by rail and remained largely isolated. Following the completion of the Yellowhead Highway in 1970, communities in the Robson Valley were more accessible. During the final decades of the twentieth century, the town saw the decline of the logging industry, and circa 2005 the town's primary lumber mill closed. Currently, the town and surrounding Valley are transitioning from an industrial economy to a center for tourism, culture, agriculture, and outdoor recreation.



The surrounding Robson Valley is noted for its rich farmland, especially for root vegetables. The Rocky Mountain Trench peaks, the mild climate, good soil, an abundance of water, and rugged beauty attract visitors and residents. McBride is 717 m above sea level with an average annual temperature of 0.6°C with a yearly rainfall of 1,218 mm.

Notable Distances

- Prince George: 210 km (international airport)
- Alberta border: 120 km
- Kamloops: 403 km

RECREATION

McBride provides countless opportunities for enjoying the great outdoors in all seasons. Hiking trails in the mountains offer a day excursion or an overnight stay in one of the backcountry cabins in the Ozalenka and Eagle Valleys. Many nearby creeks provide excellent fishing, canoeing, and bird watching.

Koeneman Regional Park is named after a family of settlers whose log house is now a theatre and special events gallery. Rainbow Falls is a great hike and beyond, are the lookouts on Deer Mountain, showcasing views of Mount Robson and the Cariboo Mountains.

Mount Robson Provincial Park, 12,972 feet high, is a 45-minute scenic drive to visit the highest peak in the Canadian Rockies. The headwaters of the mighty Fraser River and the massive Berg Glacier originate within this Park. The superb scenery makes it an excellent site for hikers, climbers, and backcountry enthusiasts. Hiking possibilities are endless, ranging from easy walking trips to several challenging hikes. Summer visitors enjoy hiking through alpine meadows and over 150 kilometres of well-maintained trails that also provide excellent views of the Robson Valley. Cabins are located all over the valley for those who want to make a night of it. Heli-hikers take the easy way up for a memorable trip not easily forgotten.

Winter brings a breathtaking mountain beauty, discovered while cross-country skiing on

developed trails at nearby Belle and Lucille Mountains or snowmobiling the local backcountry, an international reputation for offering one of the best snowmobiling environments. Robson Valley provides some of the best heli-skiing in the world. The Northern Cariboo Mountains and the Canadian Rockies are legendary for their abundance of dry powder, immense open bowls, and spectacular glacier skiing.

Kakwa Provincial Park showcases ice-clad mountains, extensive alpine meadows, and a section of the Continental Divide with principal physical features including Mount Sir Alexander, Mount Ida, and Kakwa Lake. Summer activities include camping, hiking, fishing, and horseback trips. Paddlers can put in at the boat launch beside Highway 16 in Mount Robson Park to access Moose Lake and Yellowhead Lake.

Willmore Wilderness Park in the Rocky Mountains of central Alberta is a beautiful untouched wilderness area with pristine forests and panoramic mountain vistas. Willmore offers a multitude of outdoor activities, including hiking, mountain biking, multi-day horseback riding trips, horse-assisted hiking excursions, and great fishing.

Wildlife viewing in the valley reveals an abundance of animal life—black bear, grizzly, cougar, coyote, wolf, lynx, bobcat, mountain goat, caribou, and bald eagles. Other diverse and extraordinary creatures range from Aise Swallowtails, and Green Herons, to Trumpeter Swans.

HISTORY

Formerly known as Railway Siding 39, McBride was established in 1913 and named in honor of the premier, Sir Richard McBride (1903-1915). Following the Second World War, the developing timber and agriculture industries attracted more people to the Robson Valley. The name “McBride”



or “MacBride” is an Irish surname, the English spelling for the Irish name “Mac Giolla Bhríde.”

Since its earliest days, McBride has been an active and vibrant center. Following in the footsteps of trappers and prospectors came railway construction workers. Settlers came with the construction of the Grand Trunk Pacific Railway.

MAP REFERENCE

53°18'17.33"N and 120° 7'44.13"W

SERVICES

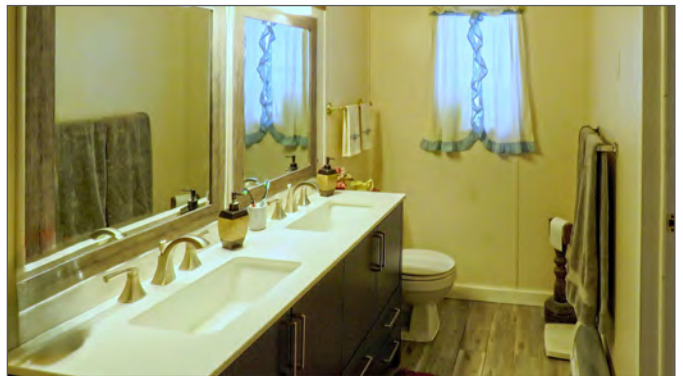
- Hydro power
- Water licence - creek
- Water filtration system
- Solar power - 48 panels (net metering)
- Two septic fields
- Pellet radiant and electric forced air heating
- Free standing wood cooktop stove
- Internet

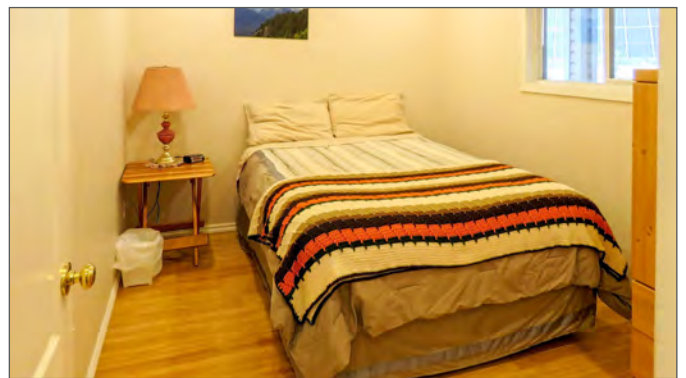
LEGAL

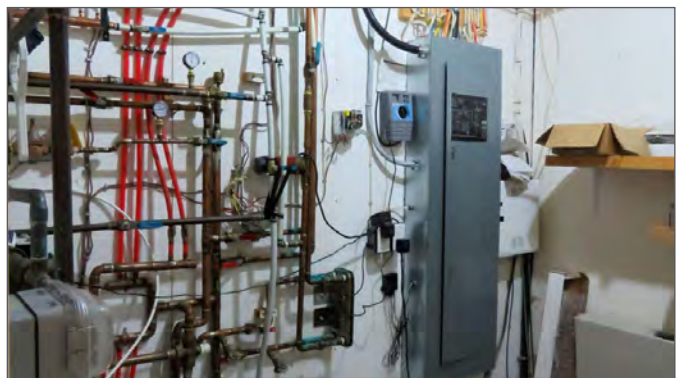
LOT A DISTRICT LOT 3310 CARIBOO DISTRICT
PLAN 32295 - PID 007-864-990

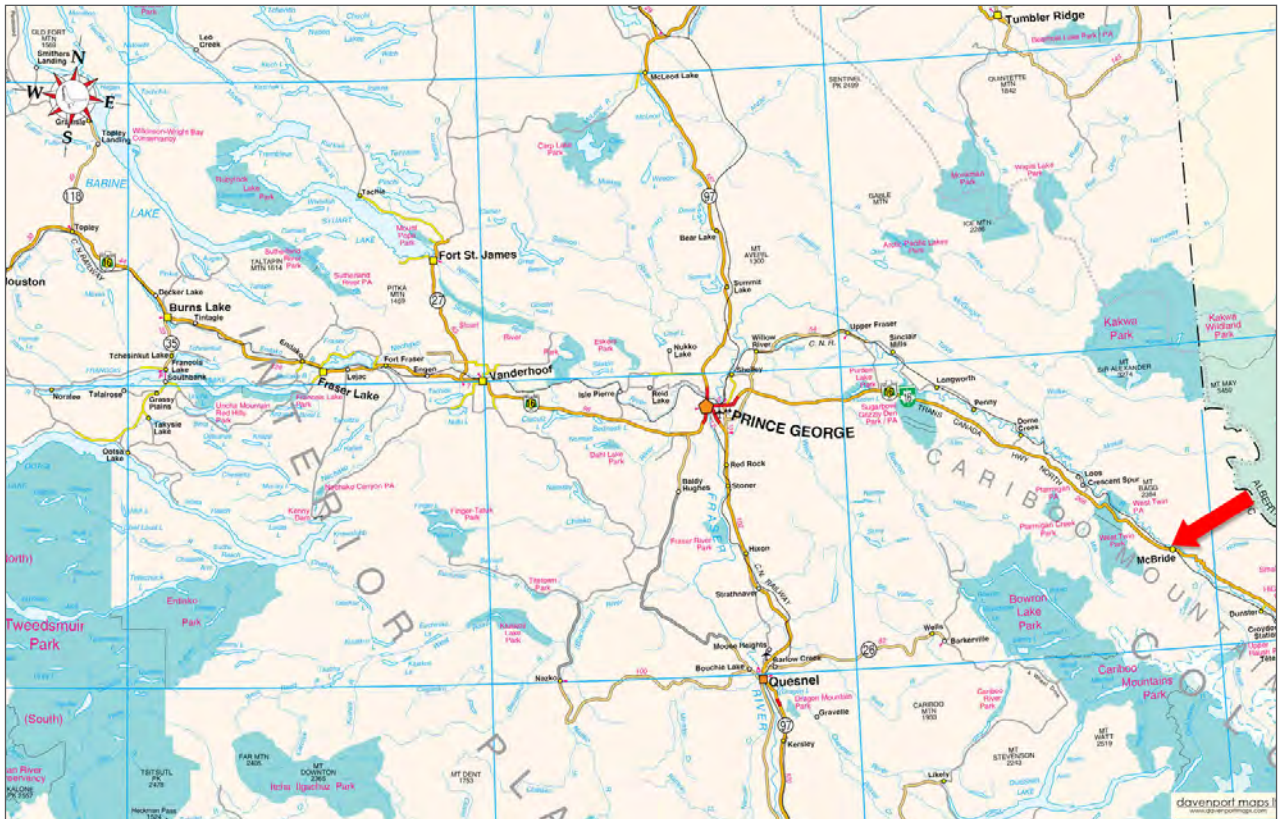




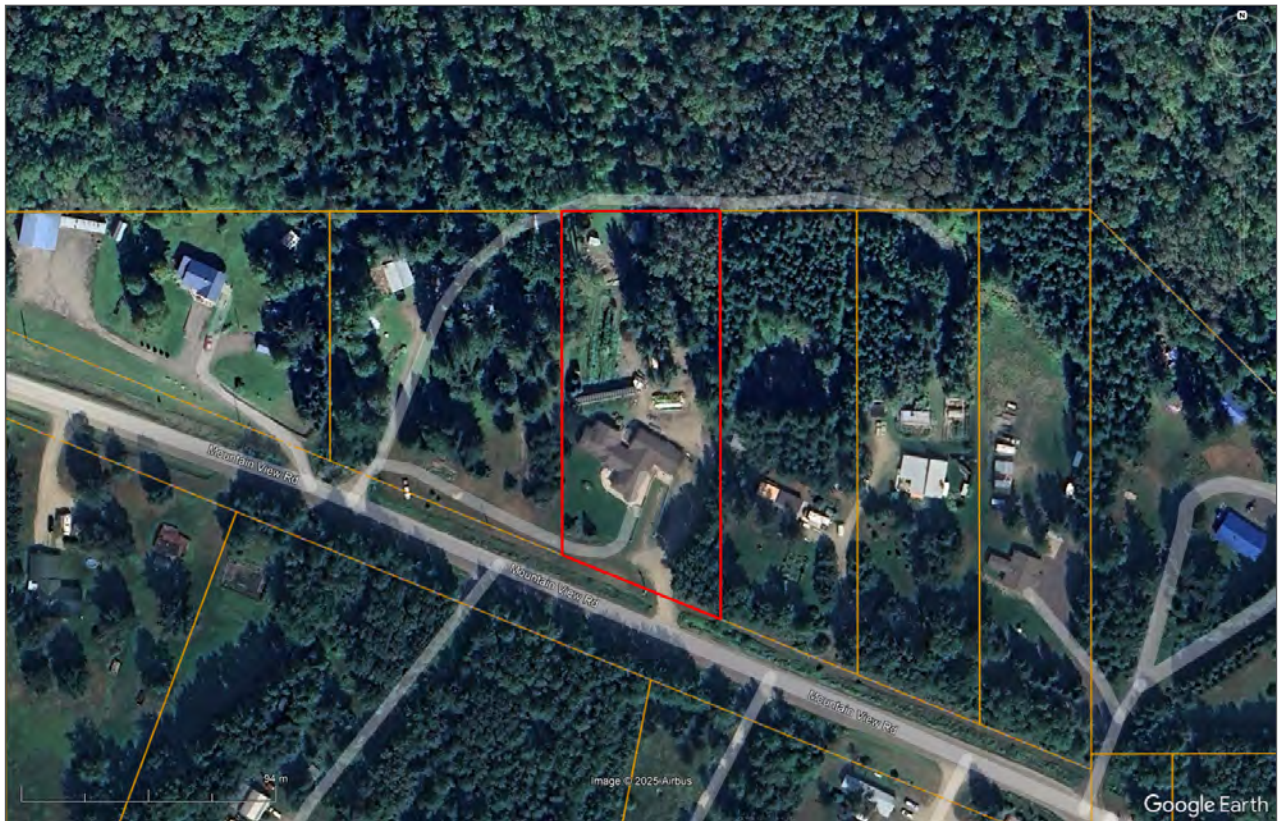


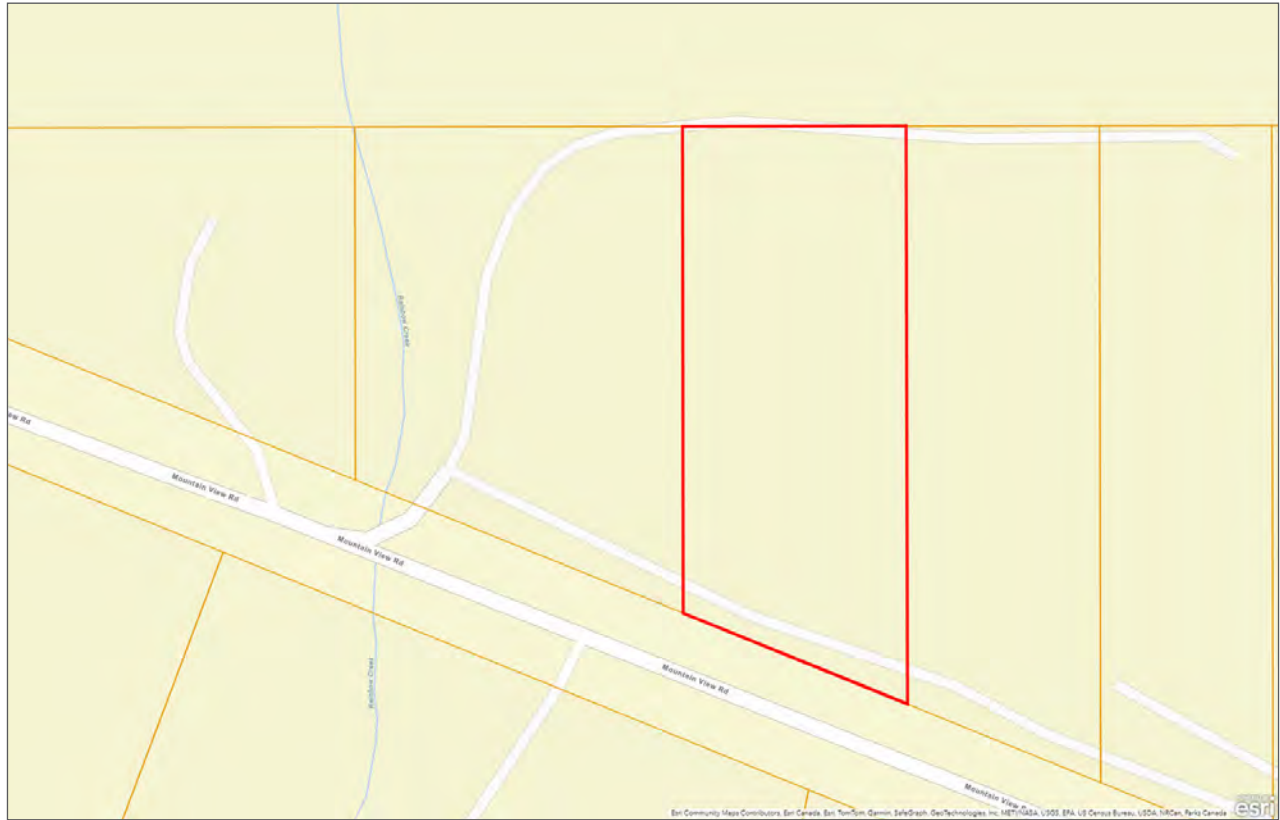














Marketing British Columbia to the World®



www.landquest.com



John Armstrong
Personal Real Estate Corporation
Representative
john@landquest.com
(250) 307-2100