



**Acres for Residential and
Campground - Cranbrook, BC**



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Acreage Zoned for Residential and Campground Close to Cranbrook, BC

PROPERTY DETAILS

Listing Number:	24277
Price:	\$719,000
Taxes (20):	Not yet assessed
Size:	4.07 acres
Zoning:	RES - 1

DESCRIPTION

Located 10 minutes south of Cranbrook along Highway 95, this 4.08-acre property is zoned for a campground, RV resorts as well a single-family residential dwelling. This is the perfect opportunity to live close to the city of Cranbrook and all modern amenities while earning additional income from your own property. The previous owner had campers staying on the property for nightly and weekly rentals, with many of the 15 campsites on the property being serviced with both power and water. The property is located at the corner of Highway 95 and Hidden Valley Road which is a prime location for signage, and large amounts tourism traffic in this region. Properties with this type of zoning are not common throughout the East Kootenay's and open up a wide variety of potential uses.

Nestled amongst the mature towering pine and large trees is a two-bedroom manufactured home with, two covered porches, a living room, and a kitchen. The home is serviced with septic, well, power, telephone, and cell service. In the yard you'll find a secure shop for your tools and toys, a woodshed, and smaller utility shed. The property

is very flat and totally usable throughout. This acreage is also perimeter fenced and would be suitable for animals or a small hobby farm.

The recreation in this area is awesome. The property is only 1 km as the crow flies from Moyie Lake, for fishing or water sport recreation. Also, there is an almost unlimited number of backcountry logging roads and ATV trails to explore on horseback, ATV, snowmobile or on foot. The hunting in the area is also excellent with significant populations of mule deer, white-tailed deer, elk, and moose.

Contact the listing agent today for more information or to book a time to go by for a look.

LOCATION

Lot 2 Hidden Valley Road - Moyie, BC

DIRECTIONS

10 minutes south of Cranbrook on Highway 95 - Please see mapping section of this listing.

AREA DATA

Moyie

Moyie is a small and quiet community located on the eastern shore of Moyie Lake in southeastern British Columbia, within the East Kootenay region. The community lies about 30 kilometres south of Cranbrook, along Highway 3/95, which is a main route through the region and connects other towns and recreational areas for travelers heading through the East Kootenays. Moyie Lake is a defining natural feature, stretching around 14 kilometres.



Cranbrook

Cranbrook is the largest urban center in the East Kootenay region, with a population around 20,000. Surrounded by the Rocky Mountains to the east and the Purcell Mountains to the west, creating a stunning landscape offering endless outdoor exploration and recreation activities. The city is approximately 230 kilometres north of the U.S. border, giving it strong cross-border connections and a unique mix of Canadian and Pacific Northwest influences.

With a climate that's warm in summer and moderately cold in winter, Cranbrook typically sees less precipitation than many nearby areas, which makes it ideal for anyone to enjoy activities year-round. Summers are dry, and the ample sunshine is perfect for hiking, mountain biking, and water activities in nearby lakes like Jimsmith Lake and Wasa Lake, both popular with locals and visitors. Winters bring snowfall to higher elevations but are relatively mild within the city, making Cranbrook an accessible base for skiing, snowshoeing, and other winter sports at nearby Kimberley Alpine Resort.

The community is vibrant and steadily growing, maintaining a strong local economy based on forestry, mining, healthcare, and tourism. Its regional hospital and educational facilities, including the College of the Rockies, serve as vital resources for the East Kootenay area. Residents enjoy a lively arts and cultural scene, with galleries, theaters, and annual events like the Cranbrook Farmer's Market and Sam Steele Days celebrating local history and community spirit.

The town is also known for its extensive park system, including Rotary Park and Idlewild Park, which provide community spaces for relaxation, sports, and events. The Kootenay Trout Hatchery and the Canadian Museum of Rail Travel are also notable attractions, drawing interest from history buffs and families.

RECREATION

Golfing

Cranbrook Golf Club

Enjoy an 18-hole championship course with stunning mountain views, catering to golfers of all skill levels.

St. Eugene Golf Resort and Casino

Play amidst a beautiful setting with a challenging course and amenities for relaxation after a round.

Skiing and Snowboarding

Kimberley Alpine Resort

Just a short drive away, this resort offers diverse trails and terrains for skiers and snowboarders, along with family-friendly facilities.

Fernie Alpine Resort

Known for its excellent skiing conditions and legendary powder conditions.

Hot Springs

Whiteswan/Lussier Hot Springs

About an hour's drive north. Lussier Hot Springs are natural, rock-walled pools along the Lussier river, with temperatures ranging from 94°F to 118°F. These hot springs are a serene, natural spot surrounded by beautiful wilderness, offering a peaceful escape

Hiking

Kootenay National Park

Explore a variety of trails in this stunning national park, featuring waterfalls, mountain vistas, and abundant wildlife.

Cranbrook Community Forest

Offers a network of trails for hiking and mountain biking with beautiful views of the city and surrounding mountains.

Mountain Biking

Trails in and around Cranbrook cater to all levels, from casual rides to more challenging terrain. The local cycling community often hosts events and rides. Both Kimberly and Fernie resorts also offer excellent mountain biking with convenient amenities!

Fishing

The nearby lakes, including Moyie Lake and Monroe Lake, are great spots for fishing. Species include trout, bass, and other freshwater varieties.

Water Sports

Moyie Lake

Perfect for kayaking, canoeing, and paddleboarding. The calm waters and scenic surroundings make it an ideal spot for a day on the lake.

Swimming

Enjoy the beaches at Moyie Lake and Monroe Lake during the summer months, perfect for a refreshing dip or a picnic by the water.

Camping

Discover a variety of nearby campgrounds, including Moyie Lake, Mineral Lake, and Monroe Lake, each offering a unique outdoor experience. Enjoy well-maintained facilities set against stunning natural backdrops, perfect for a weekend getaway or a peaceful retreat in nature.

ATV and Off-Roading

Explore the numerous trails available for ATV and off-road vehicle enthusiasts. These trails offer a thrilling way to experience the beauty of the Kootenay wilderness.

Horseback Riding

Explore the scenic trails on horseback through local ranches and riding schools, offering guided tours and lessons for all skill levels.

HISTORY

Cranbrook was established in the late 19th century, quickly emerging as a key player during the mining boom in southeastern British Columbia. The arrival of the Canadian Pacific Railway in 1898 transformed the area, connecting it to major trade routes and attracting a wave of settlers eager to



capitalize on the rich natural resources available. As mining operations expanded in the vicinity, Cranbrook became a vital hub for supplies and services, supporting the needs of miners and their families. Over the years, the town evolved into a diverse economic center, with timber, agriculture, and tourism becoming integral to its growth. Today, Cranbrook is celebrated for its vibrant community, access to outdoor adventures, and a commitment to preserving its rich heritage, making it a desirable location for residents and visitors alike.

MAP REFERENCE

49°22'54.38"N and 115°50'16.43"W

BOUNDARIES

Please see mapping section of this listing, all boundaries are approximate.

SERVICES

- Power
- Septic
- Well

IMPROVEMENTS

A two-bedroom manufactured home with two covered porches, a living room, and a kitchen. The home is serviced with septic, well, power, telephone, and cell service. In the yard you'll find a secure shop for your tools and toys, a woodshed and smaller utility shed. The property is very flat and totally usable throughout. This acreage is also perimeter fenced and would be suitable for animals or a small hobby farm.

LEGAL

LOT 2 DISTRICT LOT 2798 KOOTENAY DISTRICT
PLAN EPP126384 - PID 032-302-002







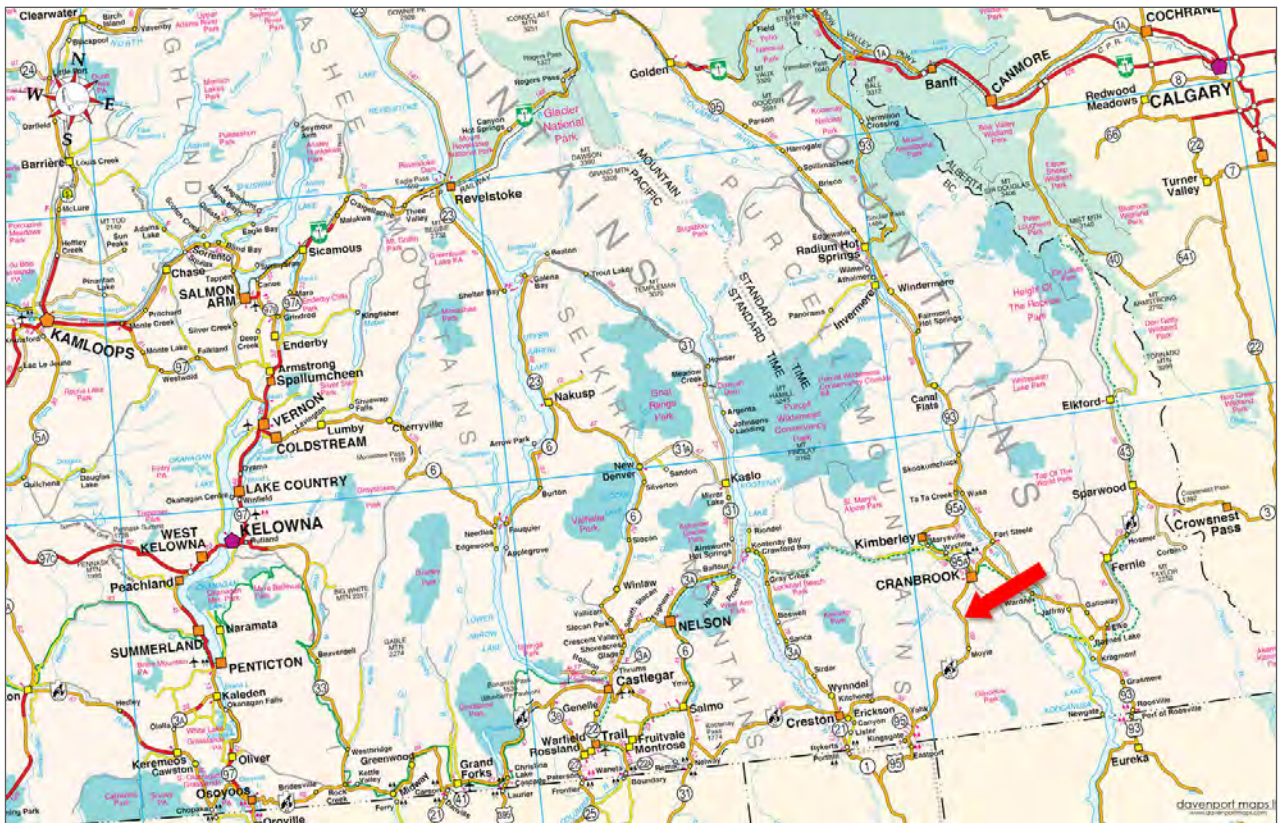


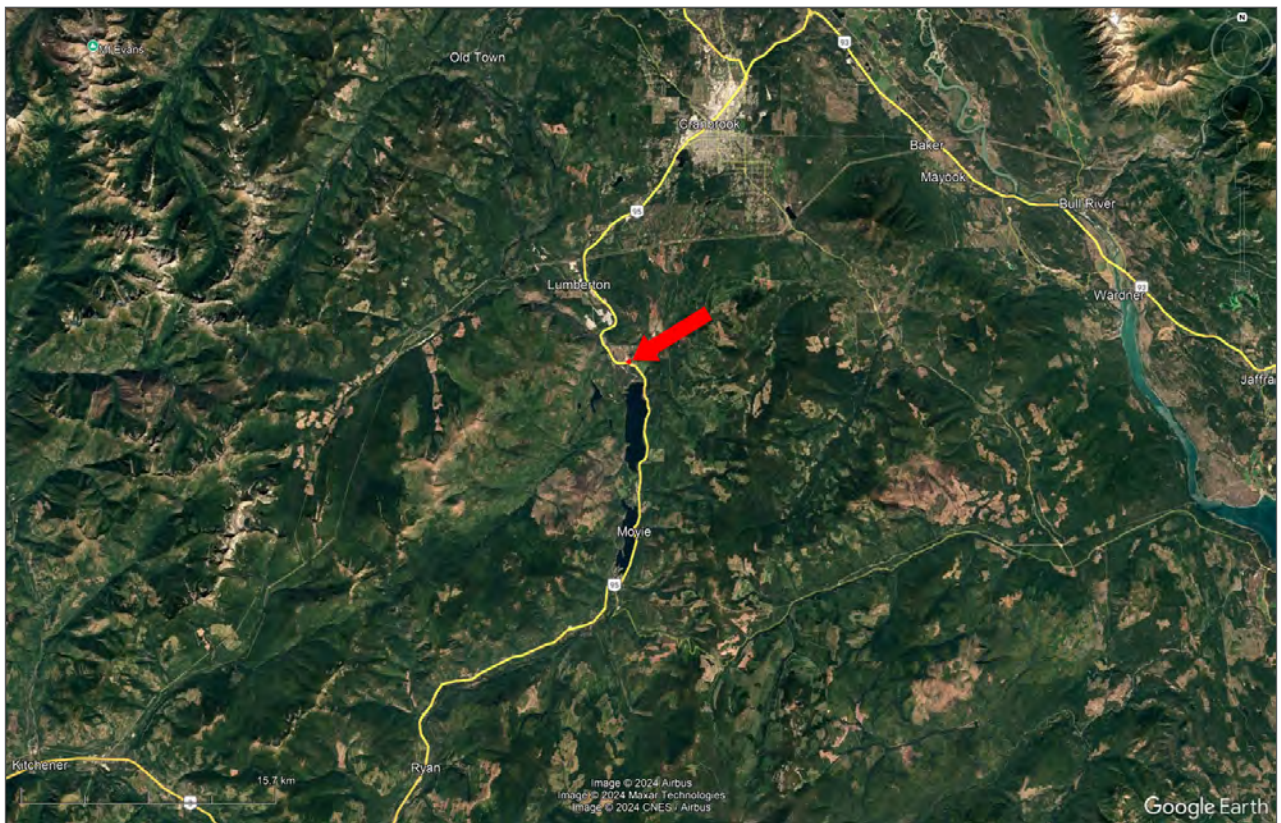
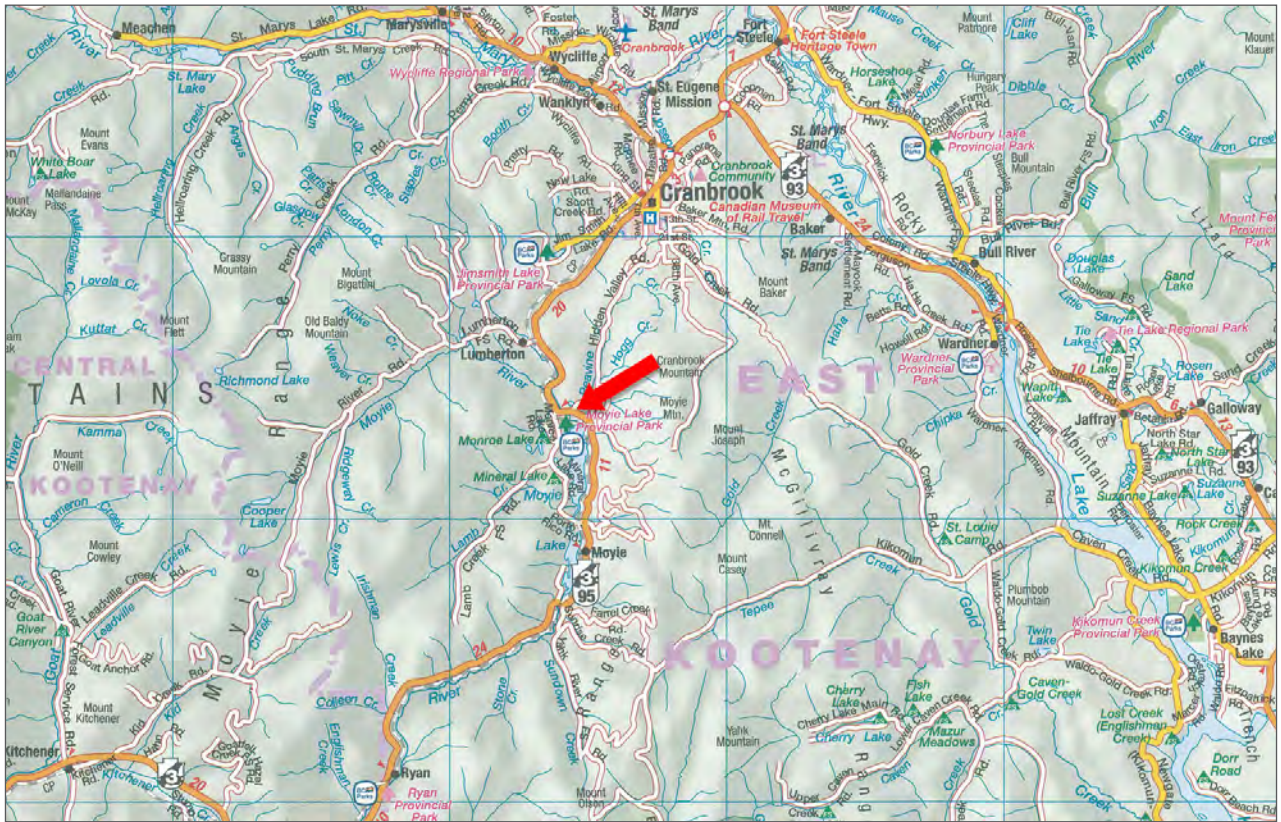




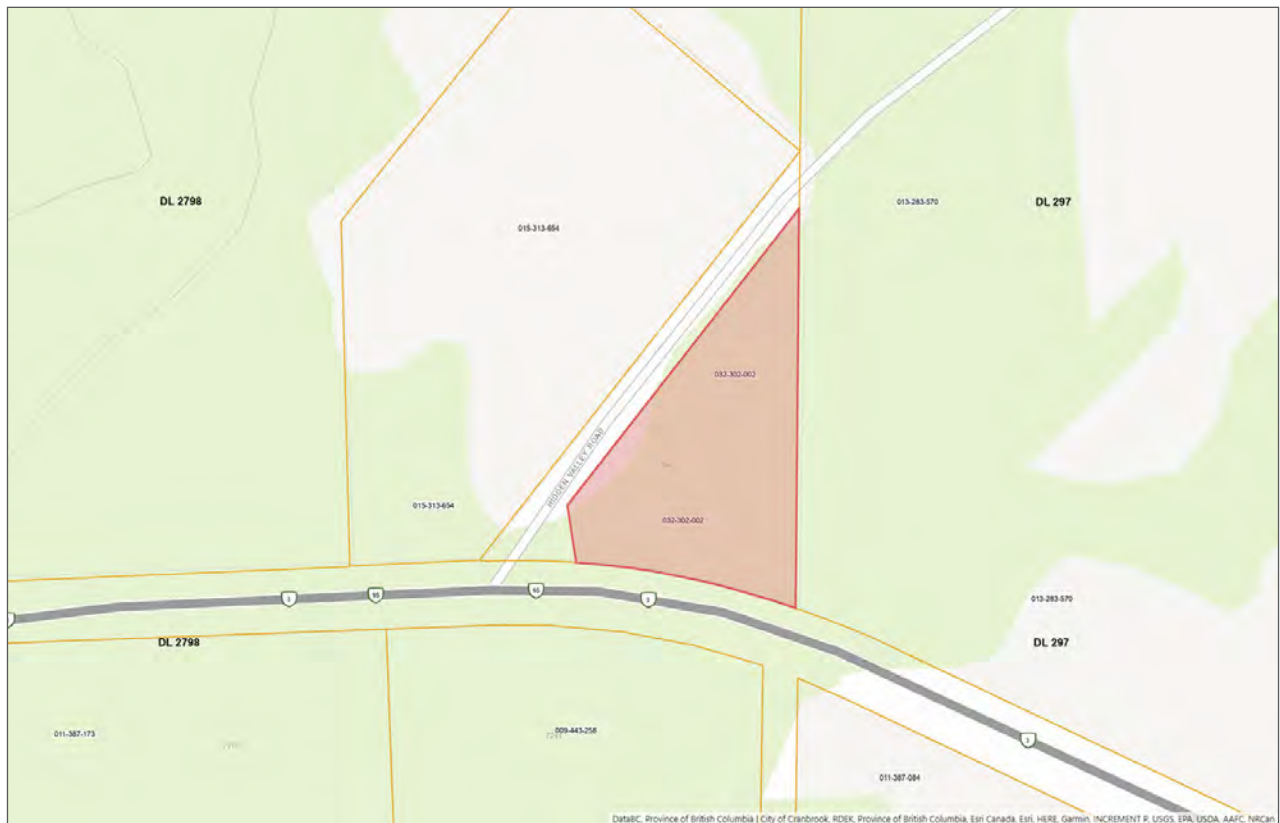














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