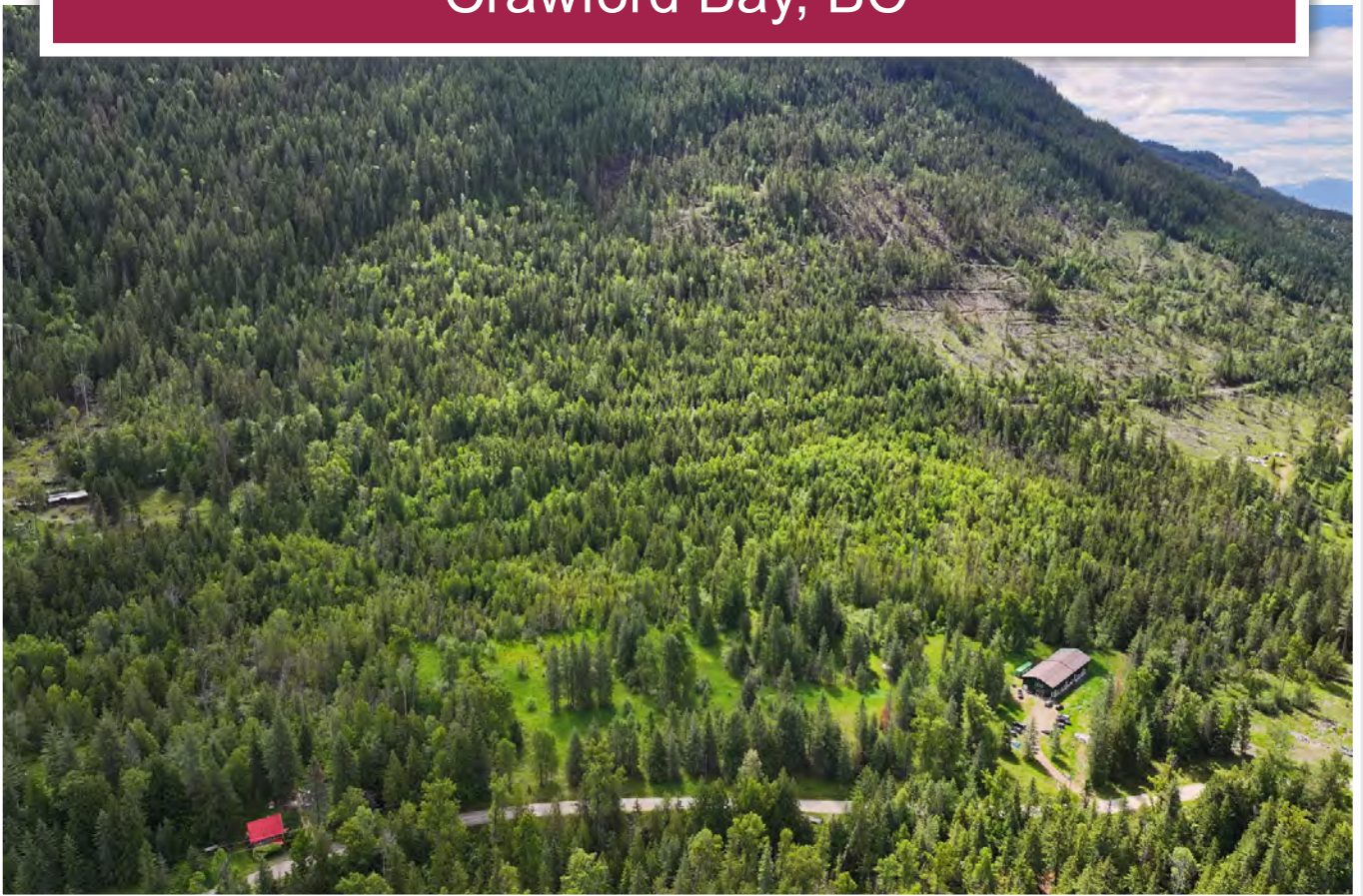




19-Acre Lot on Hedstrom Road
Crawford Bay, BC



Cole Westersund
Personal Real Estate Corporation
cole@landquest.com
(604) 360-0793



WESTERN LAND GROUP

Chase Westersund
Personal Real Estate Corporation
chase@landquest.com
(778) 927-6634



Marketing British Columbia to the World®



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

www.landquest.com

19-Acre Lot on Hedstrom Road

Crawford Bay, BC

PROPERTY DETAILS

Listing Number:	24039
Price:	\$299,000 (Plus GST)
Taxes (2024):	\$964.99
Size:	19.37 acres
Zoning:	No zoning

DESCRIPTION

Located on Hedstrom Road, Lot 3 spans an impressive 19.37 acres, just minutes from the Ferry Terminal. This unique property blends a variety of landscapes, offering a perfect balance between open spaces and serene wooded areas, making it ideal for a wide range of uses—whether for a grand development or a peaceful private retreat.

Adding to its appeal, the property comes with two water licenses: one for domestic use and another for power generation, providing an invaluable resource for self-sufficiency and potential off-grid living.

An old hunting cabin, while not holding much economic value, stands as a charming nod to simpler times and a piece of enduring architectural history.

Conveniently located near Crawford Bay, this secluded lot offers easy access to local amenities, including a golf course just five minutes away, making it an ideal spot for both relaxation and recreation. GST is applicable.

LOCATION

Lot 3, Hedstrom Road - Crawford Bay, BC

DIRECTIONS

Contact Listing REALTOR®

AREA DATA

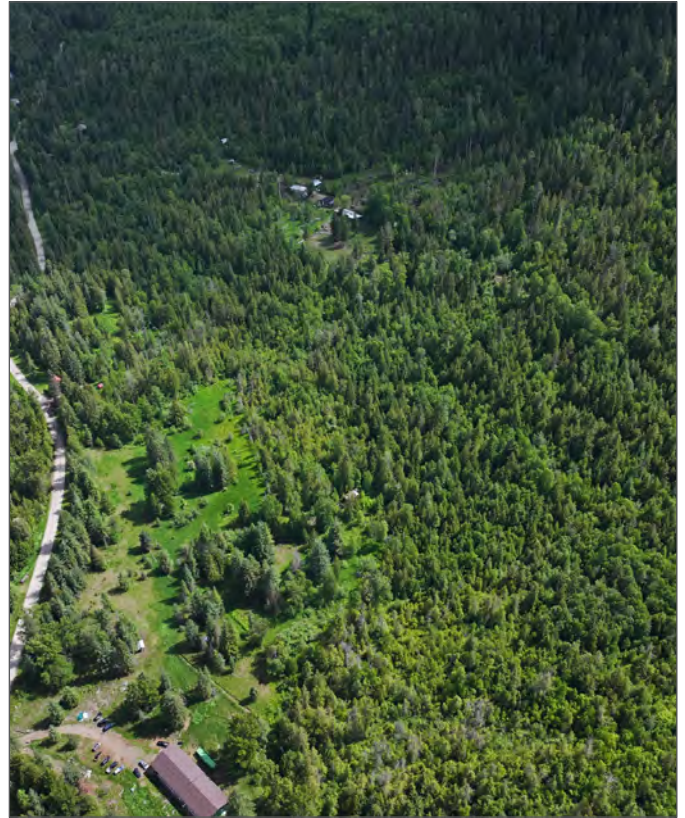
Kootenay Lake, set in the Kootenay Rockies of southeastern British Columbia, is an awe-inspiring natural feature that stretches over 104 kilometres in length, flanked by the majestic Selkirk and Purcell Mountain ranges. This significant tributary of the Columbia River system is renowned for its crystal-clear waters, rich ecosystems, and diverse wildlife, including ospreys, herons, and kokanee salmon. The lake and its surroundings offer a picturesque setting for a variety of recreational activities, supported by its scenic shorelines and numerous provincial parks like Kokanee Glacier and Pilot Bay. Visitors and residents are drawn to its natural beauty, engaging in outdoor pursuits such as hiking, kayaking, and, in winter, snow sports, alongside leisurely activities like sunbathing on sandy beaches and soaking in the Ainsworth Hot Springs.

Nelson, the “Queen City” nestled on Kootenay Lake’s western arm, epitomizes the region’s cultural richness and artistic flair, with its well-preserved heritage buildings, vibrant arts scene, and bustling Baker Street lined with cafes and boutiques. This charming town, along with the broader Kootenay Lake area, forms a captivating blend of natural splendor and cultural vibrancy, attracting those in search of both adventure and tranquility. The area’s wineries, orchards, and farmers’ markets complement the serene yet lively lifestyle, offering

a taste of local culinary delights against a backdrop of stunning natural landscapes.

RECREATION

- Golfing at Kokanee Springs Golf Resort, one of Canada's finest championship 18-hole courses.
- Hiking on trails like the Pilot Bay Provincial Park Lighthouse Trail, offering scenic views and a chance to visit an historic lighthouse.
- Kayaking and canoeing on Kootenay Lake, exploring its vast, serene waters.
- Mountain biking on the area's numerous trails, catering to all skill levels.
- Beach activities at Crawford Bay Beach and Pilot Bay Provincial Park, perfect for swimming, sunbathing, and picnics.
- Fishing in Kootenay Lake for species like kokanee salmon and rainbow trout.
- Boating and sailing on Kootenay Lake, with public access points for launching.
- Arts and crafts shopping in the artisan shops of Crawford Bay, known for handcrafted items from local artisans including blacksmiths, weavers, and potters.
- Bird watching in the area's wetlands and forests, home to diverse bird species.
- Camping at one of the many campgrounds in the area, offering rustic to full-service sites.
- Exploring Ainsworth Hot Springs, just a short drive away, known for its unique hot springs and caves.
- Skiing and snowboarding in winter at nearby resorts like Whitewater Ski Resort.
- Snowshoeing and cross-country skiing on local trails, offering peaceful winter landscapes.
- Culinary experiences at local eateries and markets, sampling regional produce and dishes.



- Cultural and historical sites including exploring the unique heritage of the area through local museums and historic sites.

MAP REFERENCE

49°41'49.04"N and 116°47'50.49"W

SERVICES

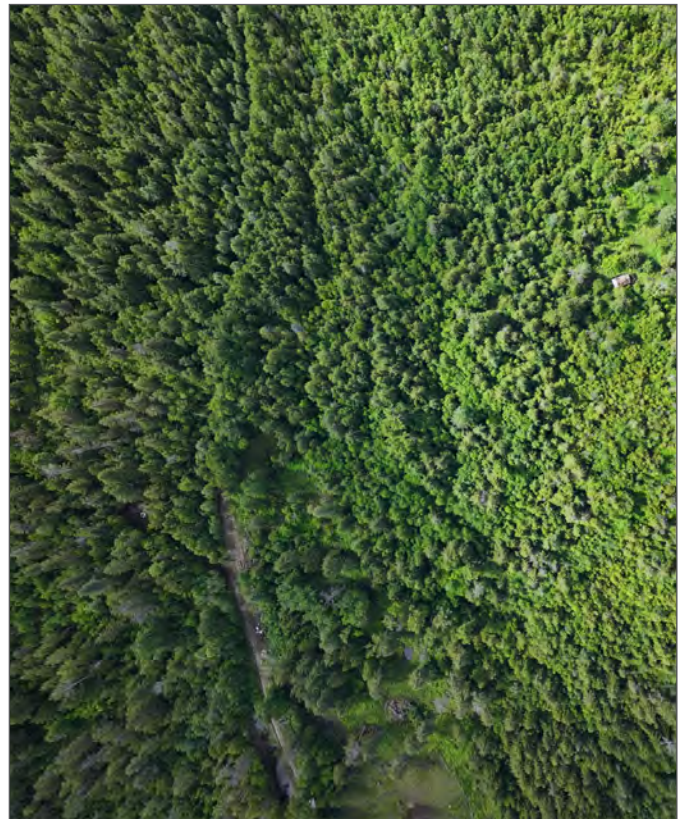
Hydro to lot line.

IMPROVEMENTS

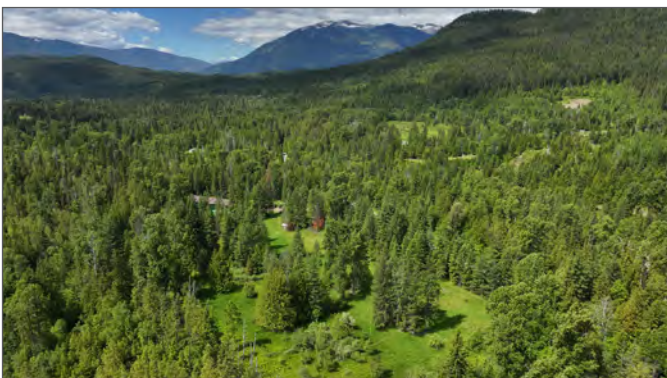
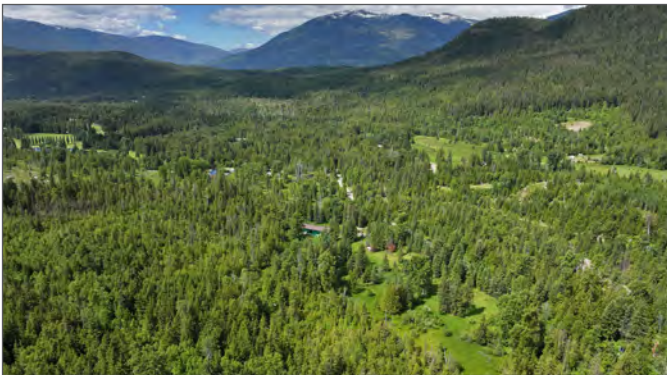
Old hunting cabin (no economic value)

LEGAL

LOT 3 DISTRICT LOT 5024 KOOTENAY DISTRICT
PLAN EPP9302 - PID 031-778-925



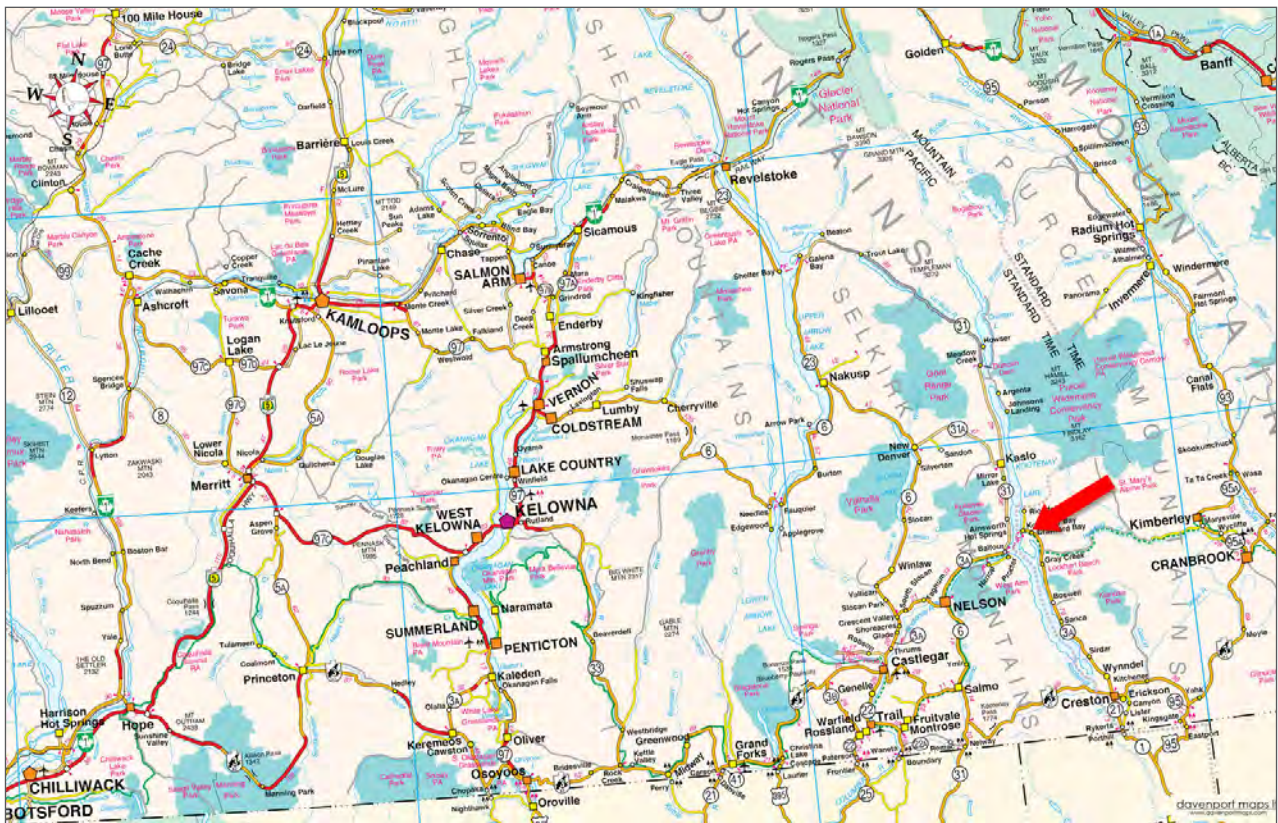


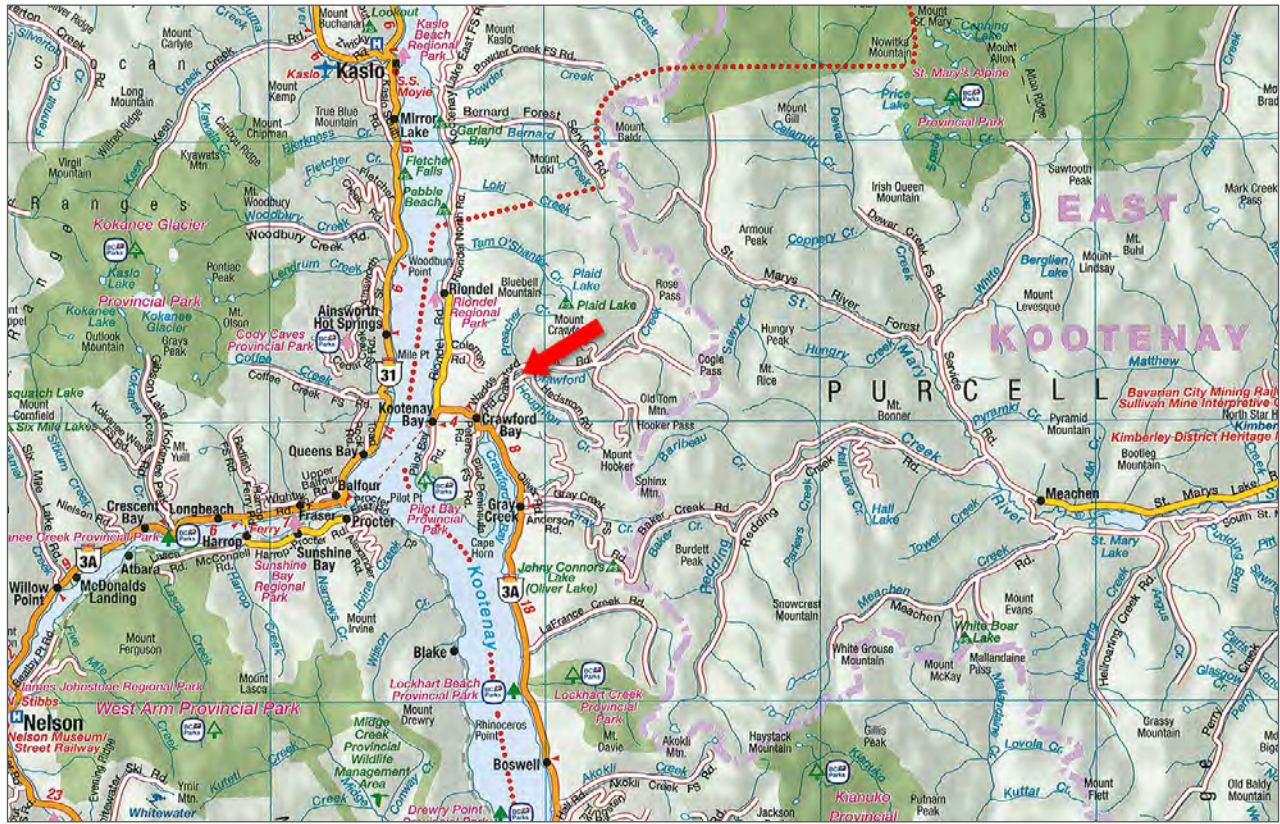


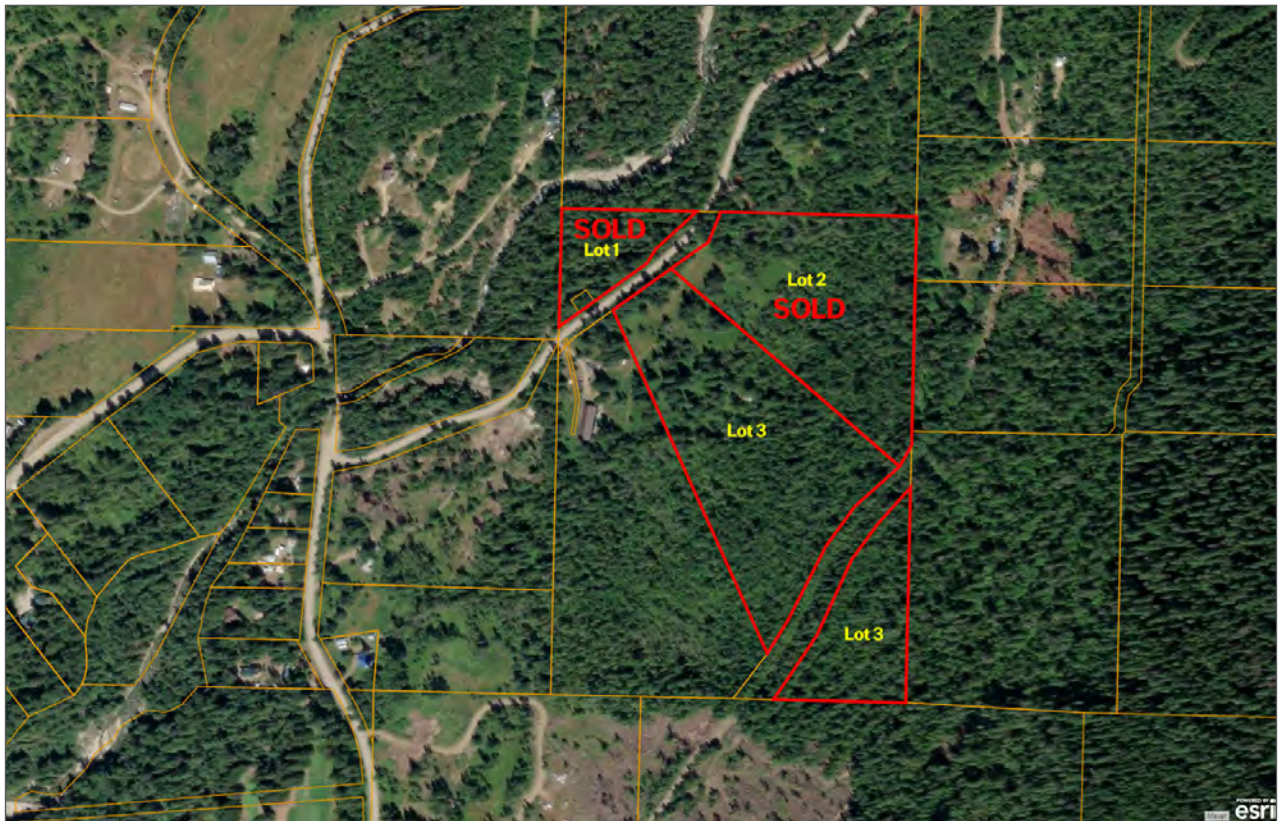
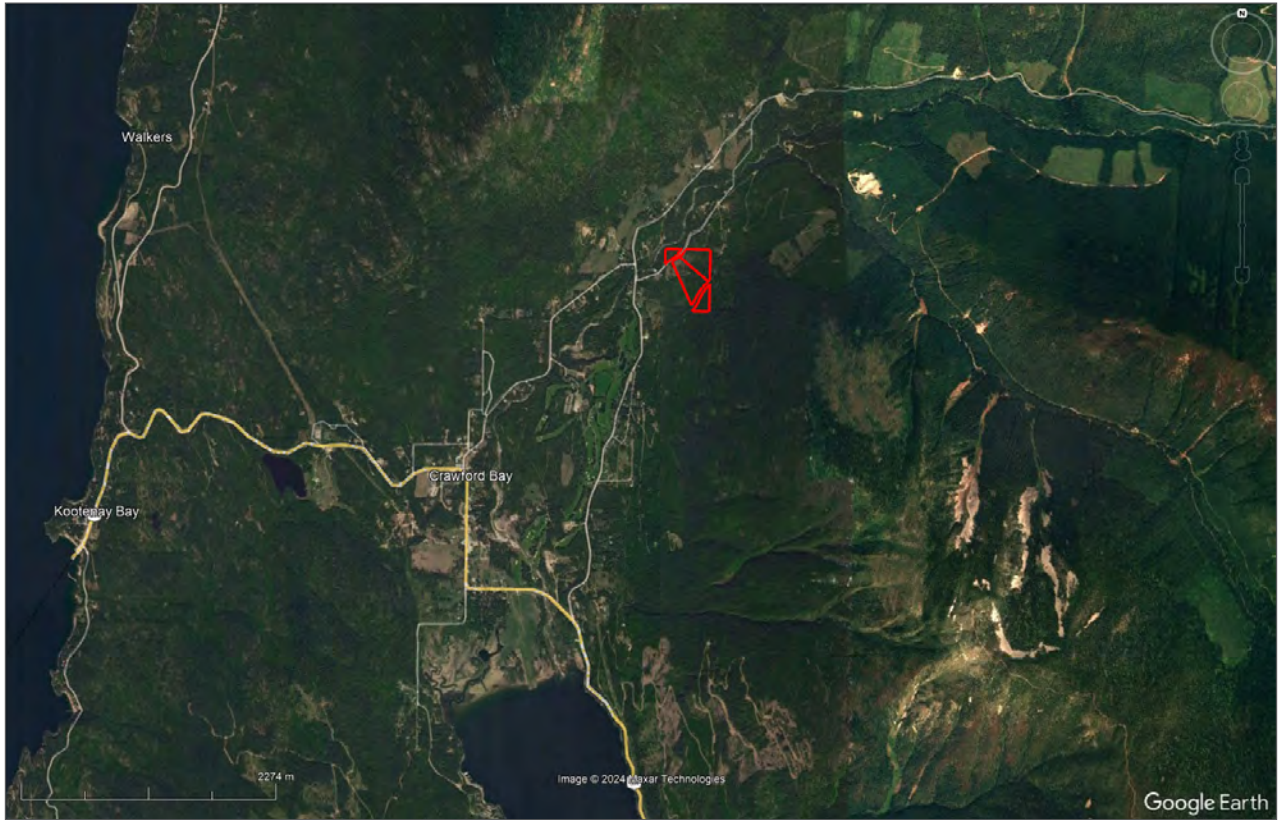


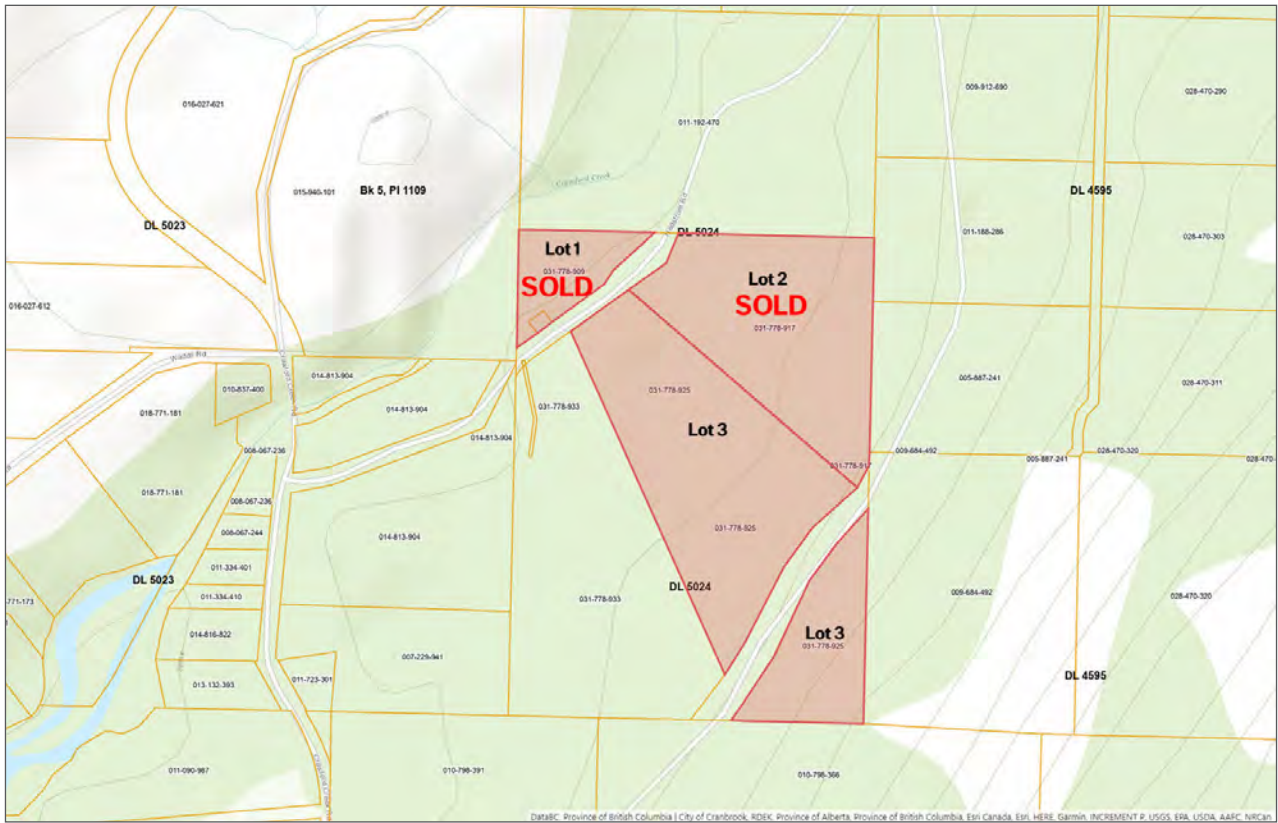
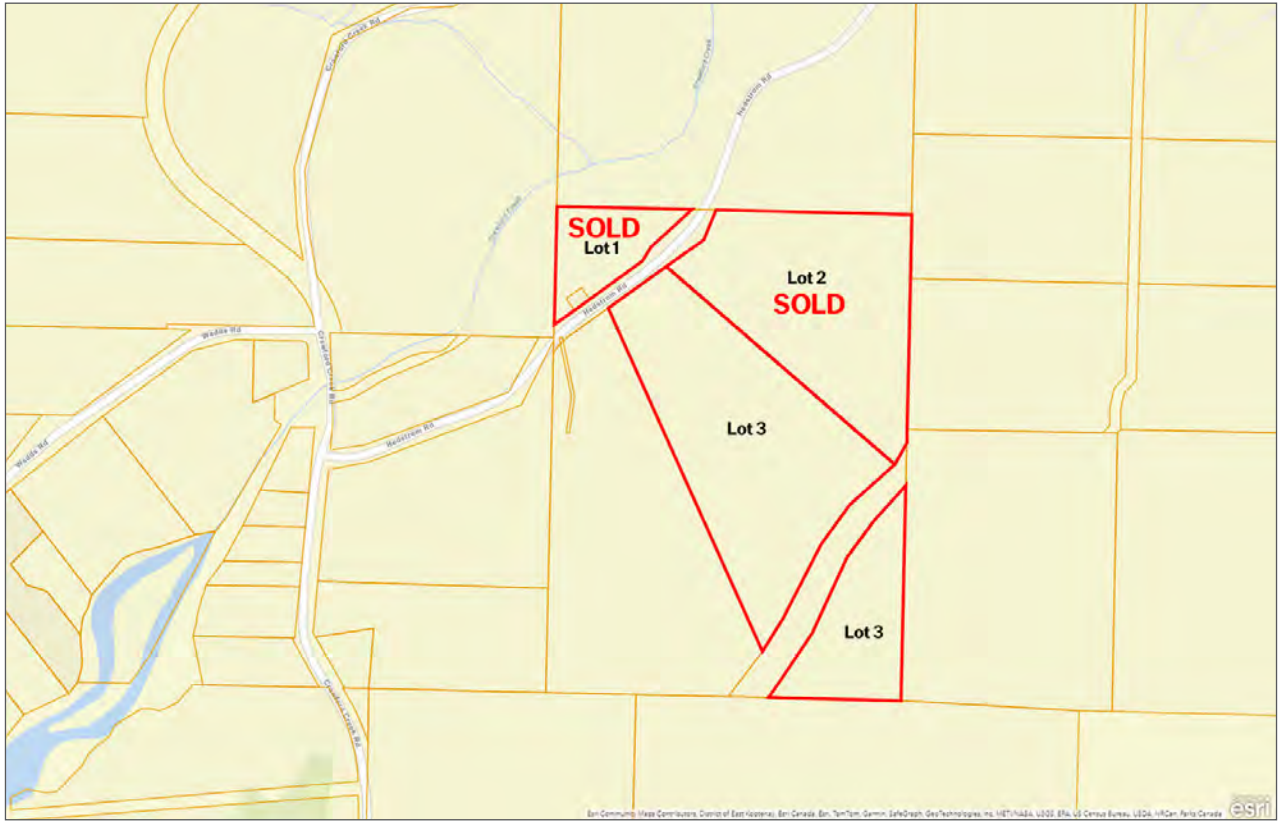














Marketing British Columbia to the World®



www.landquest.com



Cole Westersund

Personal Real Estate Corporation

Representative

cole@landquest.com

(604) 360-0793



Chase Westersund

Personal Real Estate Corporation

Representative

chase@landquest.com

(778) 927-6634



WESTERN LAND GROUP

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)