



**Lakefront with Natural Spring
Water Supply - Fraser Lake, BC**



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Lakefront with Natural Spring Water Supply

Fraser Lake, BC

PROPERTY DETAILS

Listing Number:	24235
Price:	\$499,000
Taxes (2024):	\$3,338.79
Size:	2.28 acres
Zoning:	R4

DESCRIPTION

Welcome to 22361 Stella Road, a remarkable lakefront property in the serene community of Fort Fraser, BC. Spanning 2.28 acres, this stunning estate offers an impressive 202 feet of shoreline, perfect for enjoying the beauty of lakeside living. With water rights to two licensed springs, previously utilized for commercial bottling, this property presents a unique opportunity for potential revenue or personal enjoyment. This incredible and abundant water source running through the property was ranked 9th in the Berkley Springs World Water Competition.

This home features three spacious bedrooms and three bathrooms, all wrapped in an inviting open-concept layout that seamlessly connects the living, dining, and kitchen areas. Large windows flood the space with natural light, enhancing the warm ambiance. The cozy wood stove provides a charming focal point for those cooler evenings, while the efficient forced air propane furnace ensures year-round comfort.

Step outside onto the expansive deck, ideal for entertaining guests or simply unwinding with a good book while taking in the breathtaking views of

the lake and surrounding nature. Recent upgrades in 2023, including new windows, a hot water tank, and a durable aluminum roof, offer peace of mind and enhance the home's modern appeal.

In addition to the main residence, the property boasts both a large and small shop, each equipped with electrical systems, providing ample space for hobbies, storage, or even a home-based business. For hunters, the commercial shop would make a fantastic butcher shop or meat hanging area. For outdoor enthusiasts, the convenient boat launch makes accessing the water a breeze.

The access road (Stella Road) is fully paved and the school in Fraser Lake offers Kindergarten to grade 12 education. The school bus picks up and drops off immediately outside the home.

This exceptional property is not just a home; it's a lifestyle. Experience the tranquility of lakeside living while enjoying the benefits of modern conveniences. Don't miss your chance to make this enchanting retreat your own!

LOCATION

22361 Stella Road - Fraser Lake, BC

DIRECTIONS

To drive from Vancouver to 22361 Stella Road in Fraser Lake, BC, start by getting on Trans-Canada Highway 1 East from downtown Vancouver. Follow Highway 1 for about 57 kilometres until you reach the junction with Highway 97. Merge onto Highway 97 North toward Cache Creek. Continue on Highway 97 for approximately 245 kilometres, enjoying the scenic views along the way.



When you reach Prince George, keep an eye out for the signs directing you to Highway 16 East. Merge onto Highway 16 and drive for about 118 kilometres. As you approach Fraser Lake, take the exit toward Fraser Lake and continue on Fraser Lake Road.

Turn onto Stella Road, and you will find 22361 Stella Road located on your left. Check for weather updates and enjoy the beautiful drive!

AREA DATA

Fraser Lake is a picturesque community nestled in the heart of the Bulkley Valley, surrounded by stunning natural beauty. The area presents a rich diversity of landscapes, including pristine lakes, lush forests, and spectacular mountains, making it a haven for outdoor enthusiasts.

The lake itself, known for its clear waters, is perfect for fishing, boating, and swimming, while the surrounding trails offer excellent hiking, biking, and snowmobiling opportunities. Wildlife is abundant, and you might spot deer, elk, moose, and a variety of birds and other species during your adventures.

Fraser Lake has a welcoming small-town atmosphere, with a close-knit community that values its natural surroundings. The town features local shops, services, and recreational facilities, providing a comfortable and convenient lifestyle. Nearby, you can explore historic sites, Indigenous culture, and the rich heritage of the region.

Whether you're seeking tranquility or adventure, Fraser Lake offers a perfect blend of both, making it an ideal destination for families, retirees, and outdoor enthusiasts alike.

VEGETATION

The vegetation surrounding Fraser Lake is characterized by a diverse and vibrant ecosystem that reflects the region's rich natural heritage. Towering coniferous trees, including Douglas fir, spruce, and pine, dominate the landscape, providing a lush canopy that supports a thriving understory. This understory is composed of a variety of shrubs, ferns, and wildflowers, which flourish in the nutrient-rich soil and moderate climate.

During the spring and summer months, the area bursts into color as blooming wildflowers, such as fireweed and lupine, create a picturesque backdrop against the verdant foliage. The forested areas not only enhance the scenic beauty but also serve as vital habitats for local wildlife, including deer, bears, and various bird species.

Wetlands and riparian zones along the lakeshores are particularly rich in biodiversity, hosting an array of aquatic plants and providing essential breeding grounds for fish and amphibians. Overall, the vegetation around Fraser Lake reflects a dynamic interplay of ecosystems, contributing to both the ecological health of the region and the aesthetic appeal that draws residents and visitors alike.

RECREATION

The area around Fraser Lake offers a wealth of recreational opportunities that cater to a variety of interests and outdoor pursuits. The region's stunning natural landscapes provide an ideal backdrop for activities year-round.

In warmer months, the clear waters of Fraser Lake are perfect for swimming, fishing, and boating. Anglers can enjoy the thrill of catching species such as trout and char, while the lake's serene setting makes it an excellent spot for kayaking and canoeing. The surrounding forests and trails invite hiking, mountain biking, and horseback riding, allowing adventurers to explore the diverse terrain and take in breathtaking views.

As autumn approaches, the vibrant fall foliage creates picturesque hiking conditions, perfect for photography and nature walks. Wildlife enthusiasts can often spot deer, moose, and various bird species, enhancing the experience of being immersed in nature.

When winter arrives and covers the area in snow, Fraser Lake transforms into a winter wonderland. Residents and visitors can indulge in snowmobiling, cross-country skiing, and ice fishing, making the most of the snowy landscape. Local organizations often host events and competitions, fostering a strong sense of community and shared passion for the outdoors.

In addition to these activities, Fraser Lake hosts a variety of community events throughout the year, celebrating local culture and bringing residents together. Whether you're seeking adventure or relaxation, Fraser Lake offers an array of recreational opportunities for everyone to enjoy.

HISTORY

Fraser Lake has a rich history that reflects the diverse cultural and economic influences of the region. Originally inhabited by Indigenous peoples, including the Tsilhqot'in and Dakelh Nations, the area was known for its abundant natural resources, which supported their traditional way of life. These communities engaged in fishing, hunting, and gathering, fostering a deep connection to the land that persists today.

The arrival of European settlers in the late 19th century marked a significant turning point in the area's history. The construction of the Canadian National Railway in the early 1900s opened up access to the region, facilitating trade and immigration. This development led to the establishment of Fraser Lake as a key transportation hub, as well as a center for forestry and agriculture.

Throughout the 20th century, Fraser Lake grew as a vibrant community, with industries such as logging and farming becoming integral to its economy. The town became known for its strong sense of community and resilience, navigating the ups and downs of economic shifts over the decades.



Today, Fraser Lake honors its heritage while embracing modern development, blending its rich historical roots with contemporary life. The area remains a testament to the interplay of Indigenous traditions and settler history, offering a unique perspective on the cultural tapestry that defines the region.

MAP REFERENCE

54° 6'32.86"N and 124°42'15.11"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

INVESTMENT FEATURES

- Air compressor
- Ice machine
- Bottle washer and filler

SERVICES

- Septic - 1,000 gallon holding tank
- Electricity
- Heating - forced air propane furnace + wood stove in basement
- Water - 2 licensed natural springs with 2,000 gallon holding tank
- Internet

IMPROVEMENTS

- Main house
- Large 24' x 30' shop
- Smaller 16.5' x 32.5' shop
- Woodshed 8' x 16'
- Two small pump houses

LEGAL

LOT 9, PLAN PRP4011, DISTRICT LOT 1089, RANGE 5, COAST RANGE 5 LAND DISTRICT

PID 011-680-288



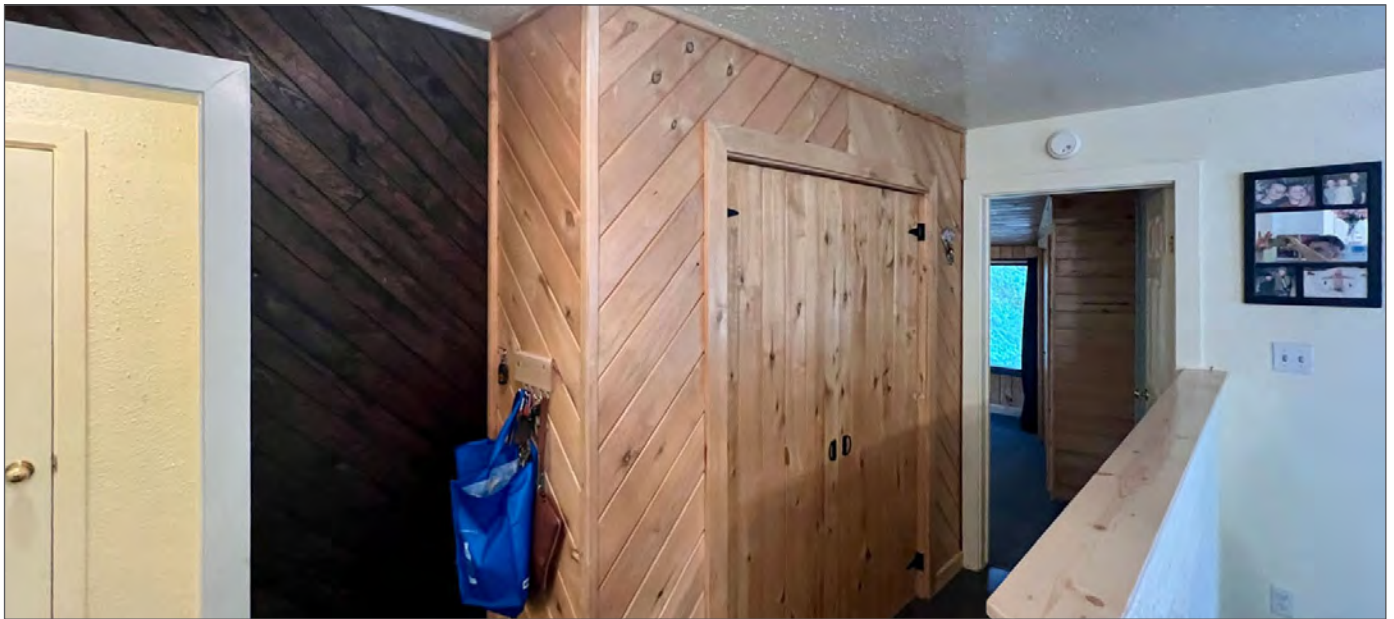








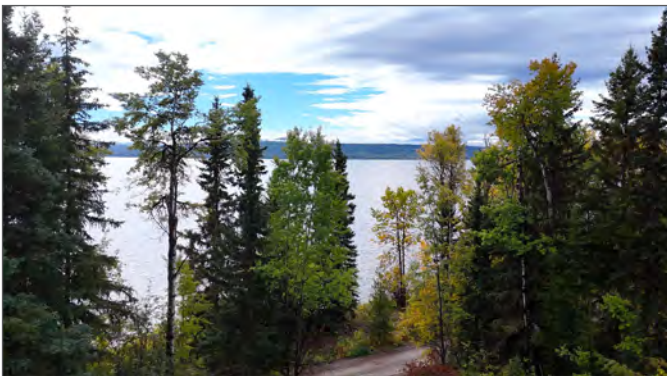




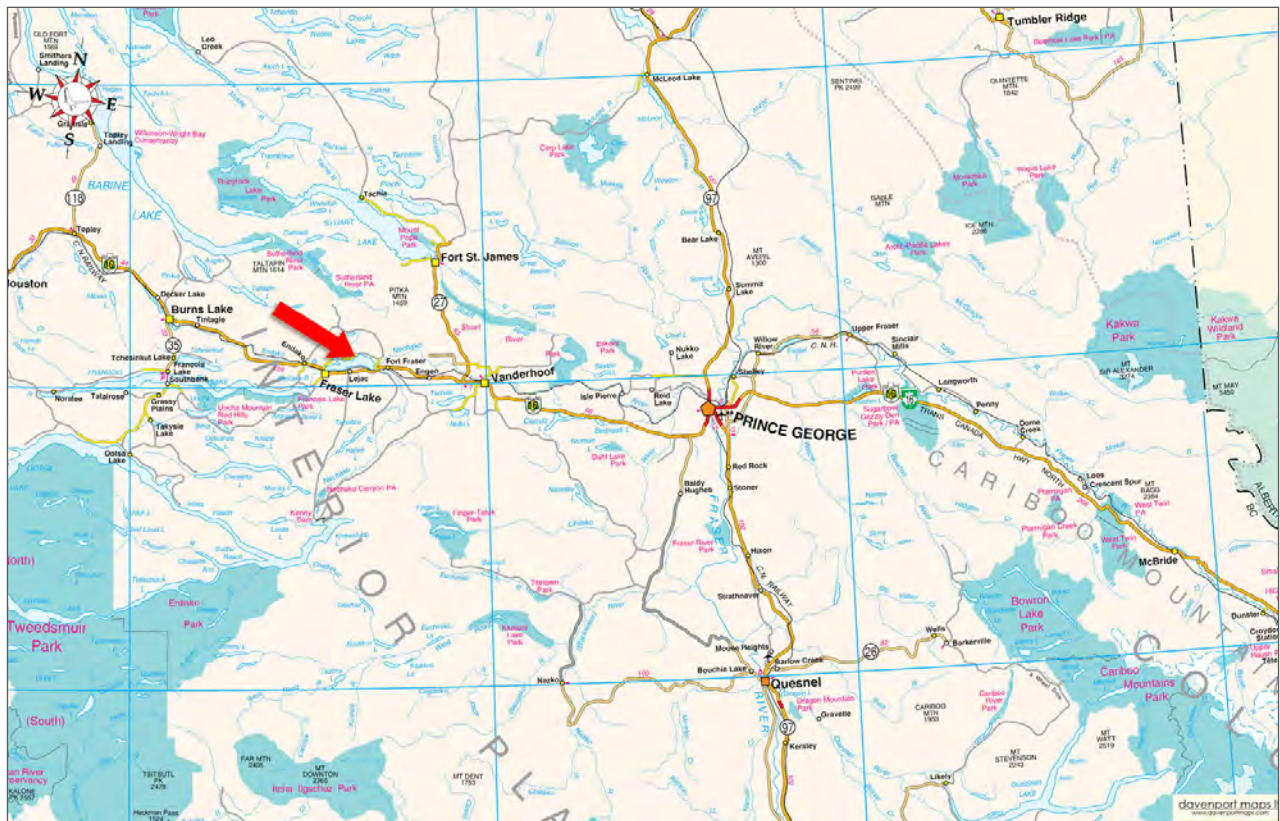
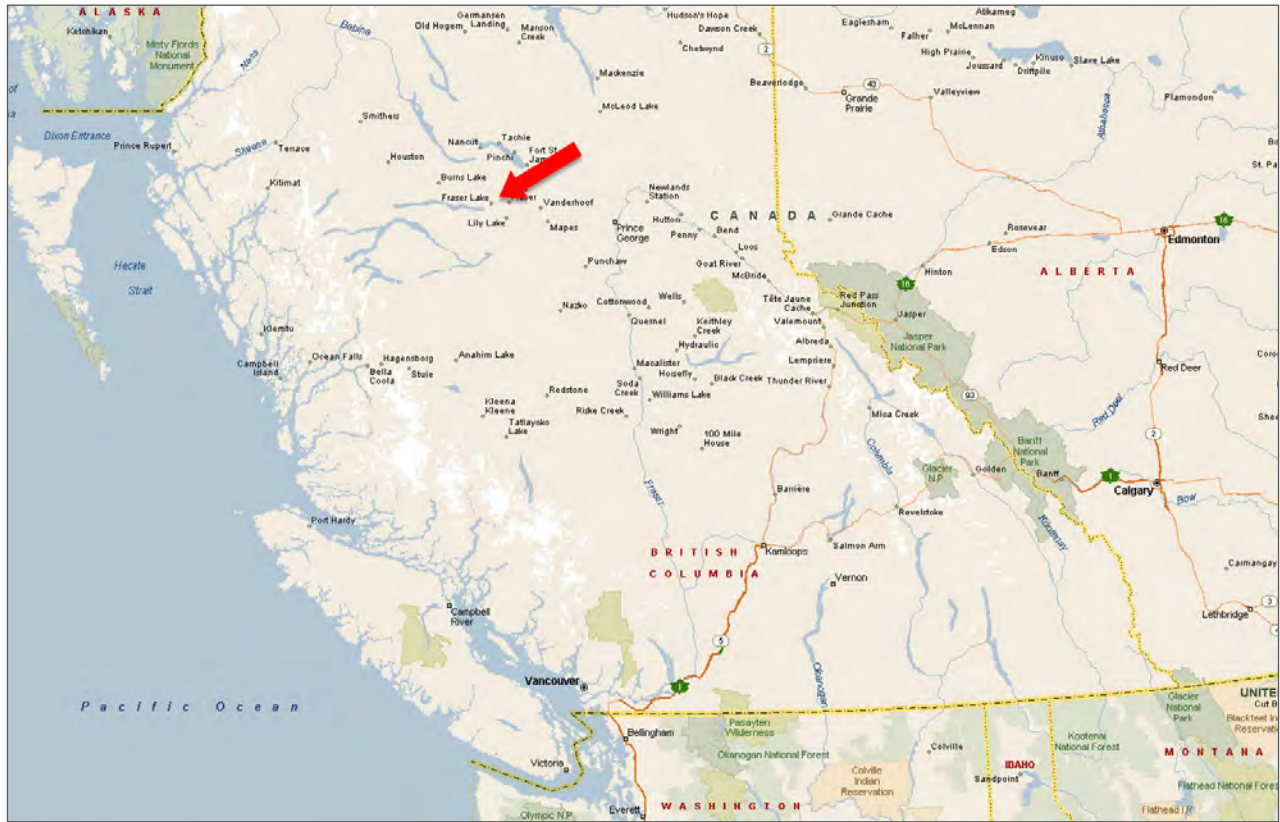


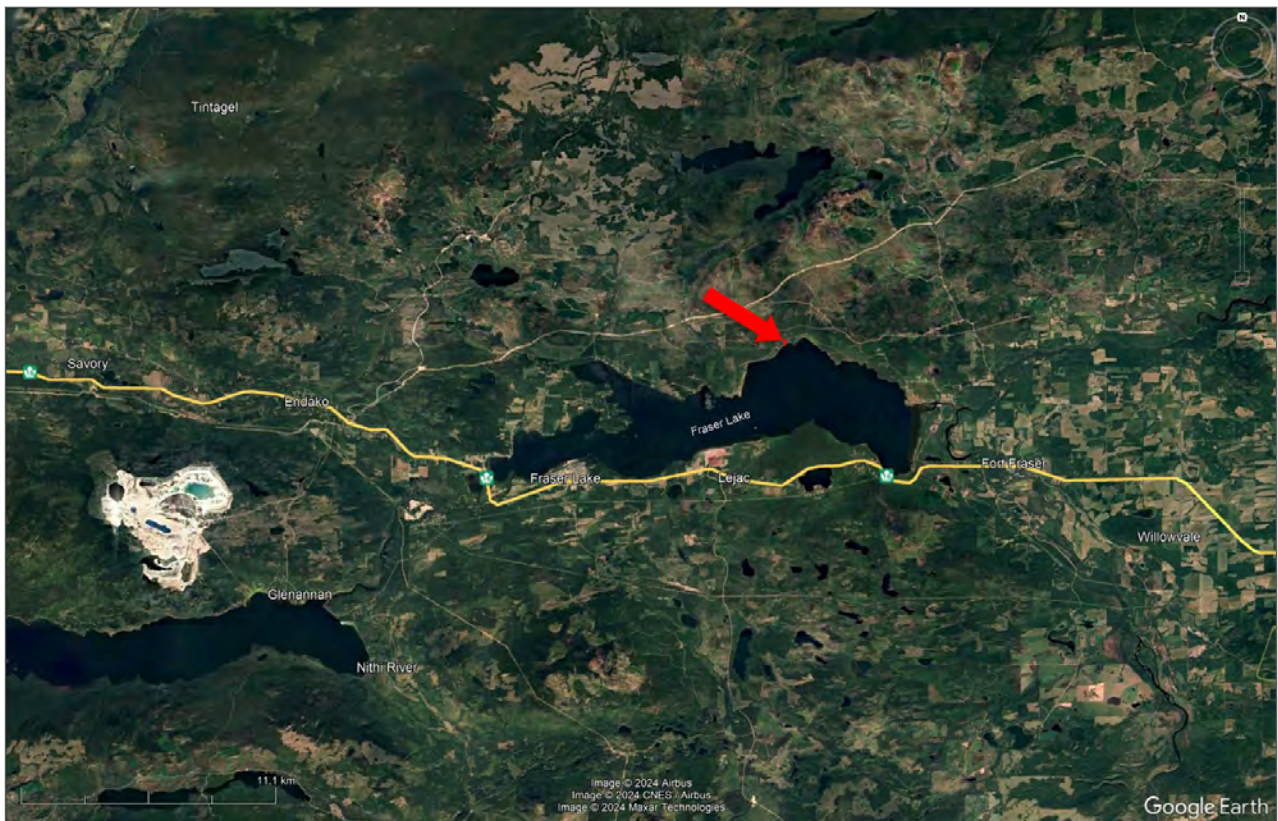
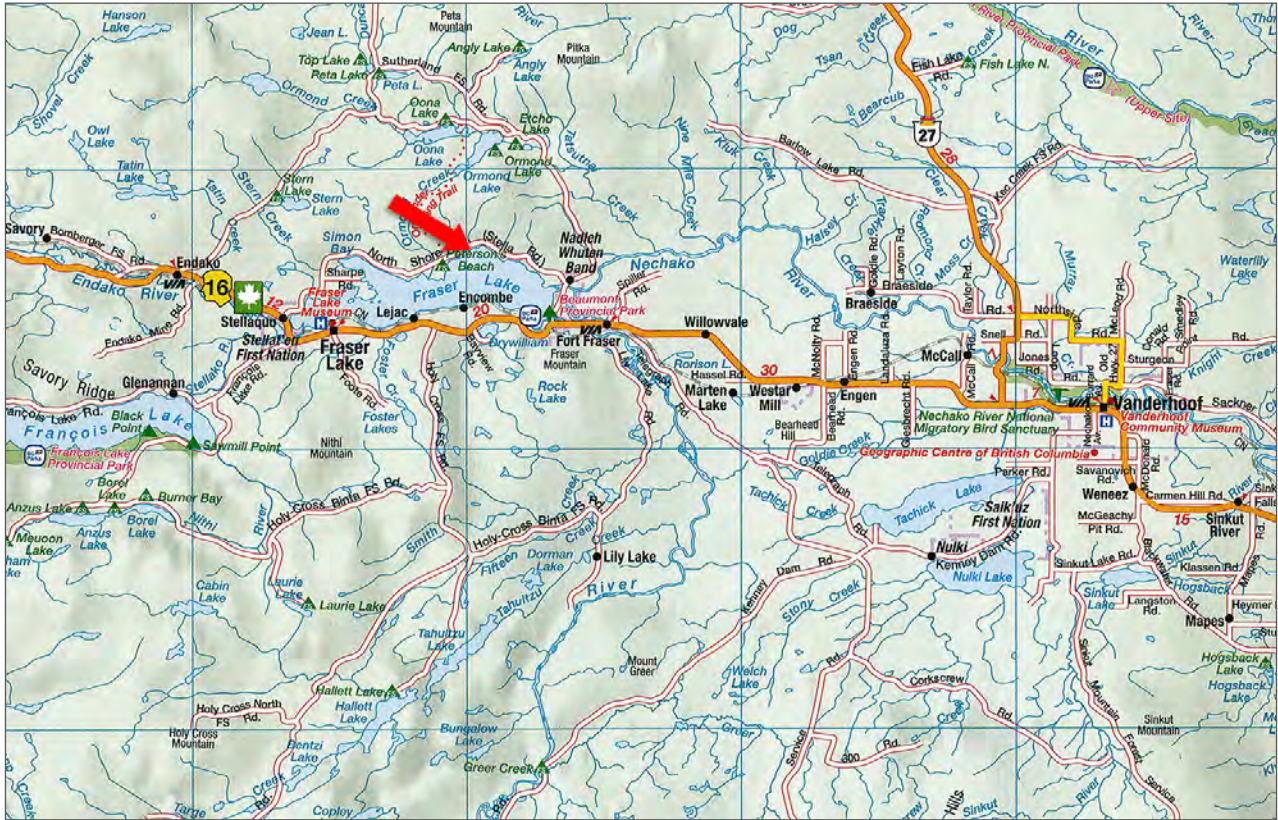




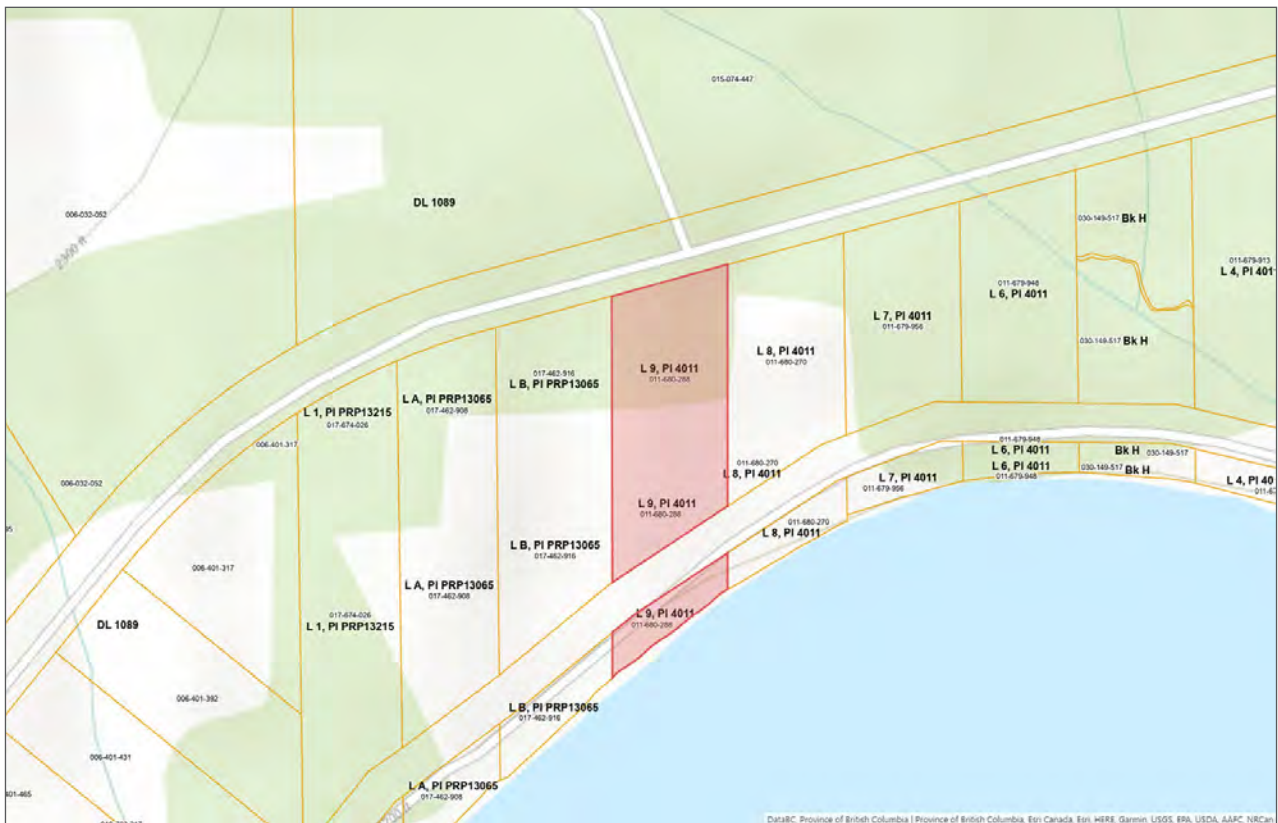




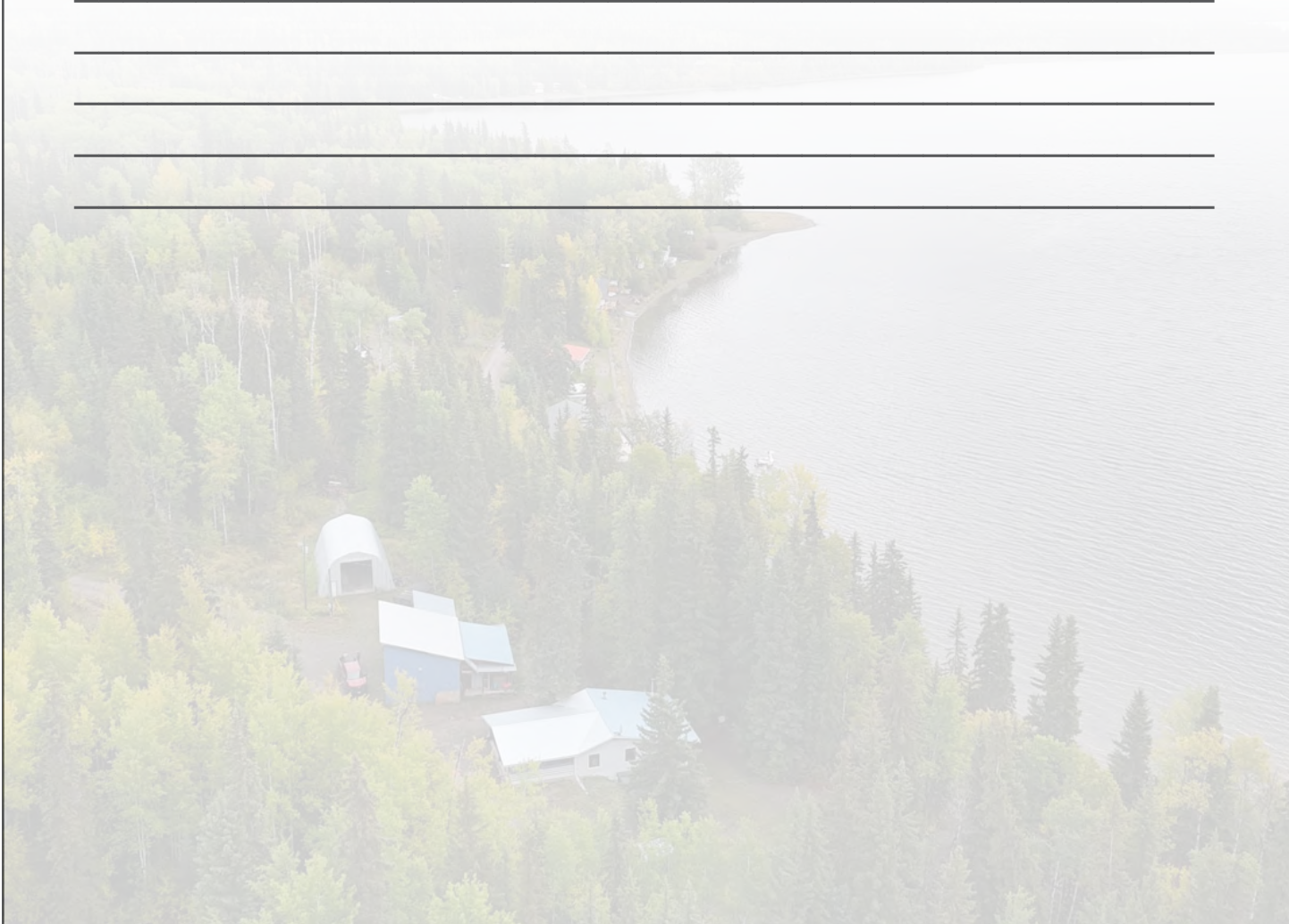








Notes





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