



**40 Acre Property, Subdivision
Potential - Chetwynd, BC**



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40 Acre Property with Subdivision Potential

Chetwynd, BC

PROPERTY DETAILS

Listing Number:	25007
Price:	\$638,000
Taxes (2024):	\$3,419.27
Size:	40 acres
Zoning:	R-5

DESCRIPTION

Enjoy the of rural living with this stunning 40-acre property in Chetwynd, BC. Surrounded by picturesque landscapes, the land boasts breathtaking views in every direction, full sun exposure, and spectacular sunsets. The peaceful and private setting is enhanced by abundant wildlife and a beautifully treed environment, making it an ideal family home with rental potential. A large fenced garden adds a touch of charm, providing ample space for growing your own produce or enjoying outdoor leisure. Additionally, this property would be perfect for a hobby farm, offering plenty of room for small-scale farming or raising animals in a private yet easily accessible setting.

The 3,676 sq. ft. home itself exudes a “wow” factor from the moment you step inside. The open-concept floor plan is accentuated by soaring 16’ ceilings, filling the space with natural light and creating a grand yet welcoming atmosphere. The main level is thoughtfully designed with a newly renovated kitchen featuring sleek Bosch appliances, a spacious living and dining area perfect for gatherings, and two comfortable

bedrooms, including a primary suite with an en suite bath. Every detail is crafted to blend modern convenience with cozy charm.

The fully finished lower level offers exceptional versatility, featuring its own kitchen, living room, two additional bedrooms, and two bathrooms. With a separate entrance, this space is ideal for extended family living or as a rental unit, providing excellent income potential.

Outbuildings, including a 12’ x 34’ Quonset, storage shed, and an attached 2-car garage, offer ample storage and workspace. Move-in ready and with negotiable furnishings, this property offers the perfect opportunity to enjoy peaceful country living with modern amenities for the whole family.

LOCATION

5794 Cameron Drive - Chetwynd, BC

DIRECTIONS

Chetwynd is strategically located in northeastern British Columbia, approximately 310 kilometres northeast of Prince George, providing a gateway to the Peace River region. It lies about 100 kilometres west of Dawson Creek, the starting point of the Alaska Highway, and roughly 90 kilometres northwest of Tumbler Ridge, known for its rich dinosaur fossil sites and outdoor recreation. Chetwynd is also about 140 kilometres southwest of Fort St. John, a key hub for the region’s oil and gas industry. This central positioning makes Chetwynd an important junction for transportation and commerce in the area. Contact the Listing Agent for directions to the property.

AREA DATA

Location and Accessibility

Situated in the Peace River Region, northeastern British Columbia, this area is located along Highway 97, serving as a gateway to Dawson Creek and Fort St. John. There is a general airport in Chetwynd, with commercial airports nearby in Dawson Creek and Fort St. John.

Economic Strength

This region is part of the most robust and diverse economic area in BC outside the Lower Mainland, with a regional GDP exceeding \$6.6 billion. It offers abundant employment opportunities, particularly in the oil, gas, and forest industries.

Natural Gas Industry

Northeast BC holds more than 2,933 trillion cubic feet of natural gas, attracting significant investment from global companies in resource extraction and infrastructure development.

Key Industries

The oil and gas industry boasts numerous large-scale projects, such as the Jackfish Lake Expansion. The forest industries are major employers, including West Fraser/Bio-Energy Plant and Chetwynd Mechanical Pulp.

Workforce and Business Opportunities

The workforce is dominated by trades, transportation, and equipment operation, providing high-income clientele for local businesses. There are infinite business opportunities to service this diverse and dynamic workforce.

Accommodation and Services

Chetwynd offers numerous hotels and motels catering to the needs of regional economic activity.



Recreational and Economic Growth

Chetwynd is a town on the rise, with growing economic and recreational opportunities enhancing its appeal.

Agriculture and Ranching Support

Nearby Dawson Creek serves as a primary auction location for ranchers, featuring VJV Auction Company and Patterson's Auction Mart.

Stores

A variety of local shops, grocery stores, and retail outlets provide essential services, including hardware stores, pharmacies, and convenience stores.

Schools

Chetwynd has multiple public schools offering education from elementary to secondary levels, with Chetwynd Secondary School serving higher grades.

Recreation Center

The fully equipped recreation center includes a swimming pool, fitness facilities, and sports courts, offering various programs and activities for all ages.

Library

The Chetwynd Public Library provides access to books, digital resources, and community programs, hosting events, workshops, and reading programs for children and adults.

World-Famous Chainsaw Carving

Chetwynd is home to the renowned Chainsaw Carving Festival, showcasing intricate wood sculptures and attracting artists and visitors from around the globe, adding unique cultural appeal to the town.

Local Farmers Markets

Regular farmers markets offer fresh, locally grown produce, handmade goods, and artisan products, providing a community space for residents to support local agriculture and crafts.

RECREATION

The recreation is endless across the wider region with thousands of square kilometres of Crown land. The following list of recreational pursuits is not exhaustive:

Hunting

The property resides in Management Unit 7-32 and offers general tags for mule deer, whitetail deer, elk, moose, bear, wolves and a variety of game bird species. The hunting around this property is truly exceptional and the season lengths are long and generous. The property sits close to Crown land increasing the available hunting territory in the immediate vicinity of the property.

Fishing

There are excellent fishing opportunities in the area surrounding the property including on Moberly Lake. There are numerous river systems in the immediate region including the Pine River, Murray River and the Peace River. These rivers are excellent for jet boating into remote fishing locations.

Equestrian

With the numerous trails and wonderful scenery there is endless opportunity to ride recreationally throughout the property and on the adjacent Crown land.

Hiking

With the diversity/immensity of the surrounding wilderness, and its abundant beauty, an individual could spend their entire life exploring the property and surrounding countryside by foot and discover new joys each time.

Golfing

Golf enthusiasts in the Chetwynd area can enjoy a variety of courses, with options like Tumbler Ridge and Dawson Creek both just an hour away, and beautiful courses available in Taylor and Fort St. John.

MAP REFERENCE

55°40'0.56"N and 121°31'28.02"W

INVESTMENT FEATURES

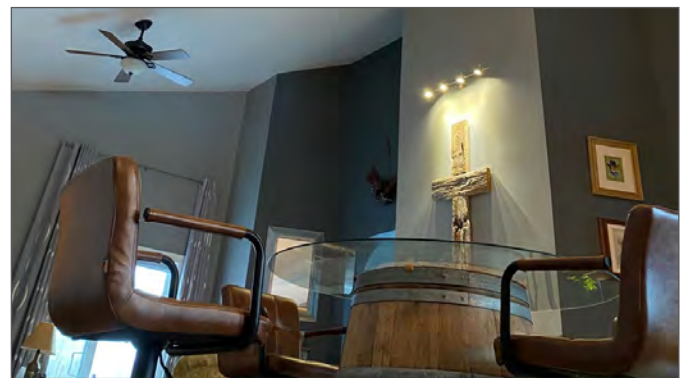
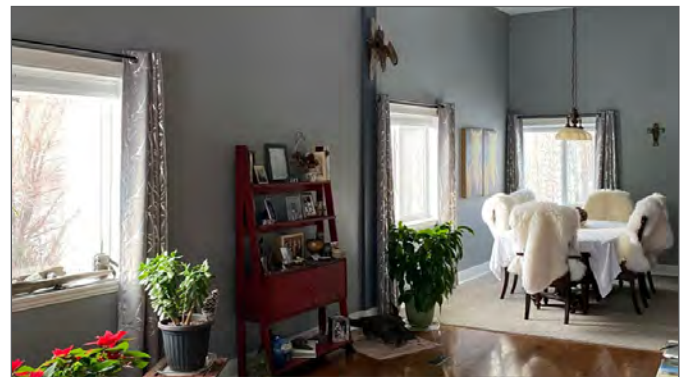
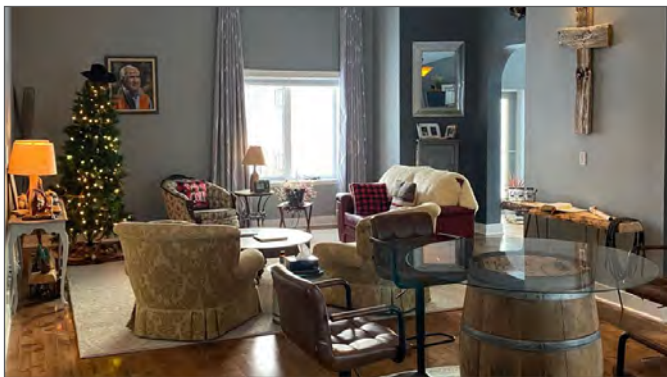
This Chetwynd home is an excellent investment for accommodating workers, featuring a fully equipped lower level with its own entrance. The space includes a kitchen, living room, bathroom, and bedrooms, offering privacy and convenience for long-term or short-term rentals.

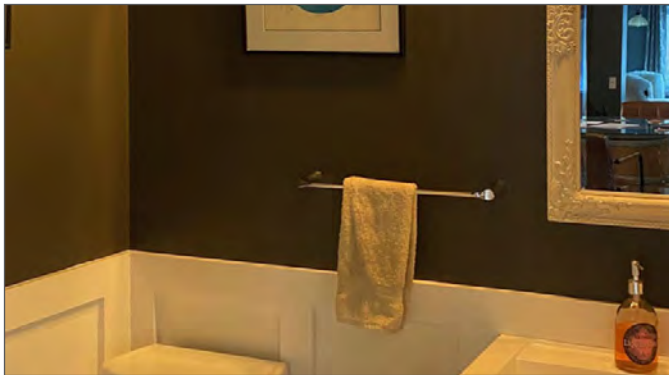
SERVICES

- Dug well
- Septic - lagoon
- BC Hydro
- Natural gas
- Internet and cell service
- Heat - natural gas forced air

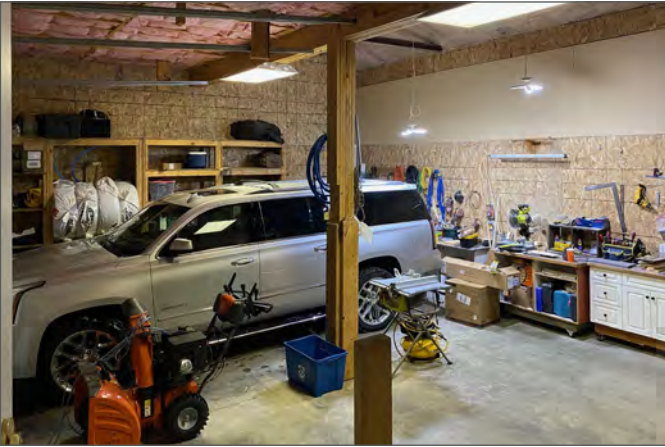
LEGAL

LOT 1 DISTRICT LOT 266 PEACE RIVER
DISTRICT PLAN EPP16086 - PID 028-728-513

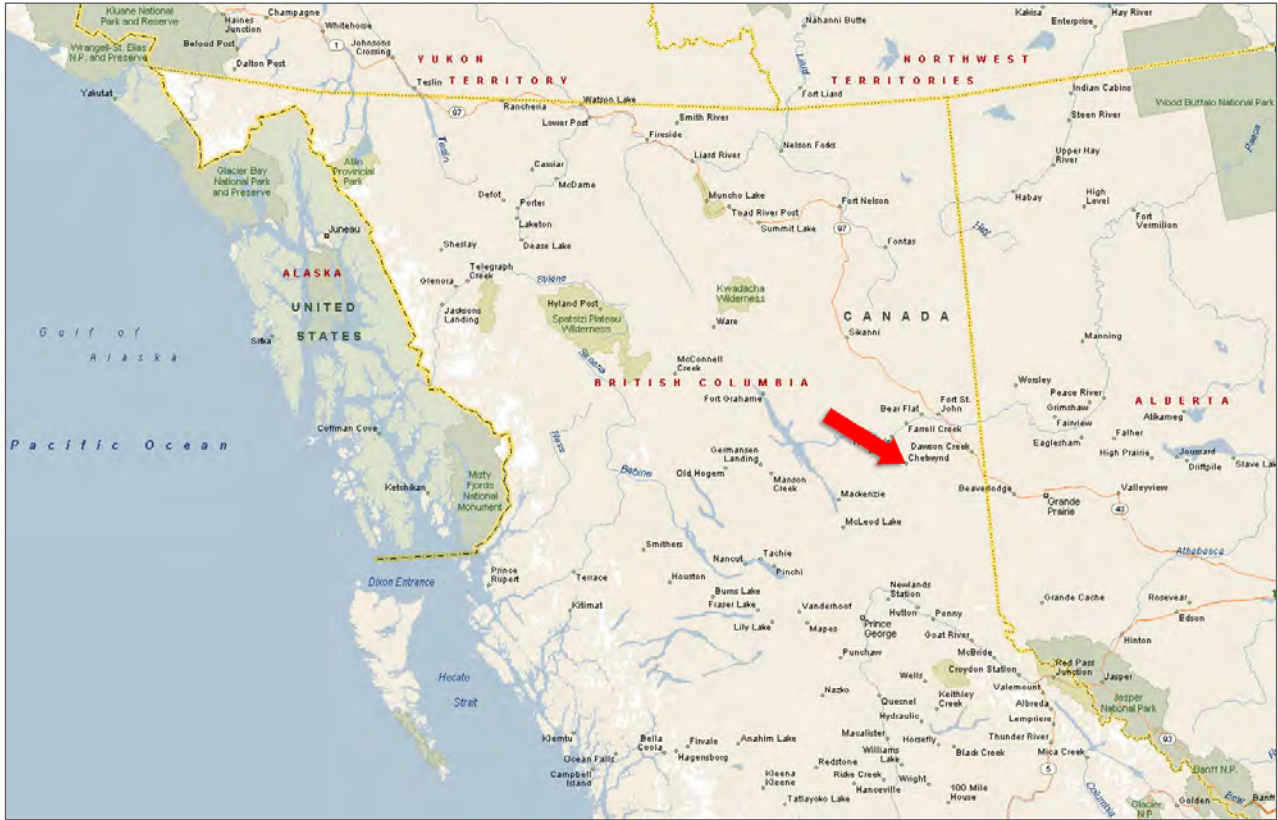


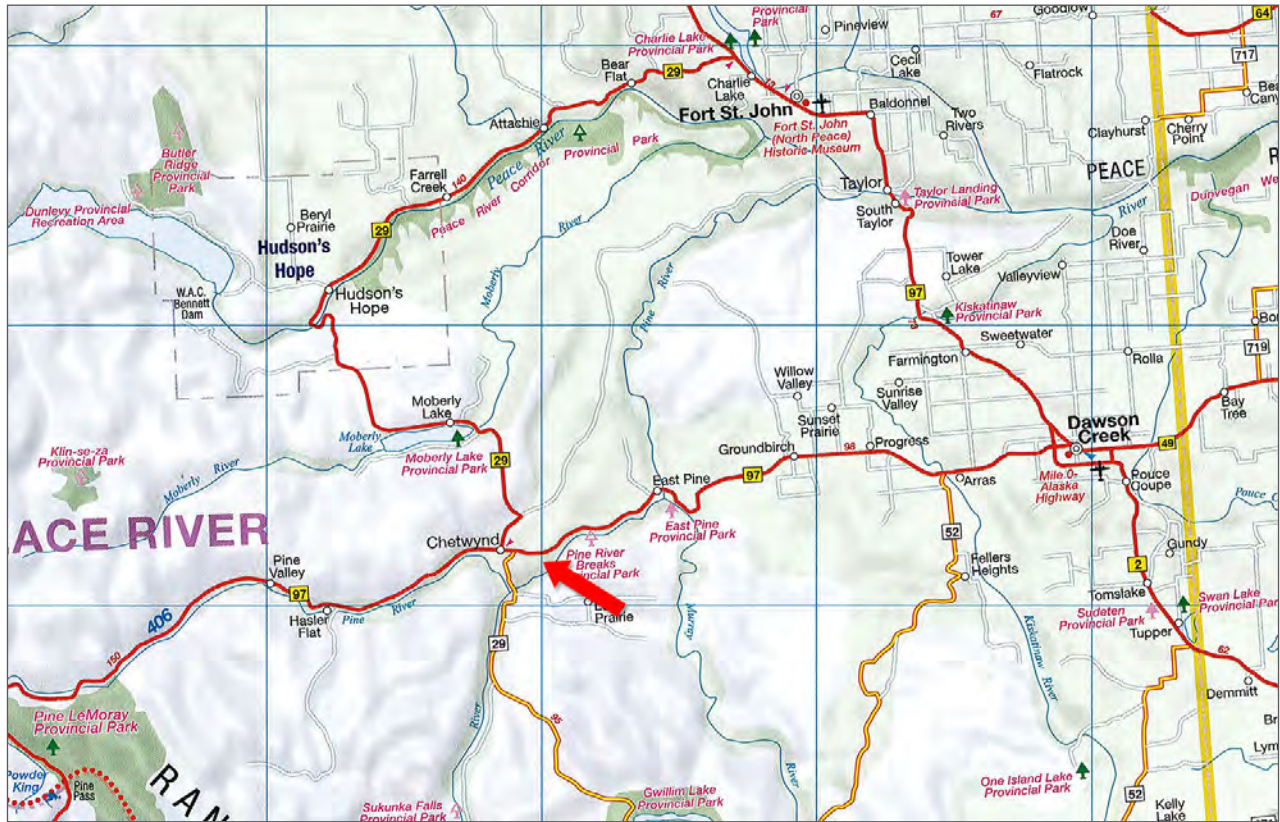


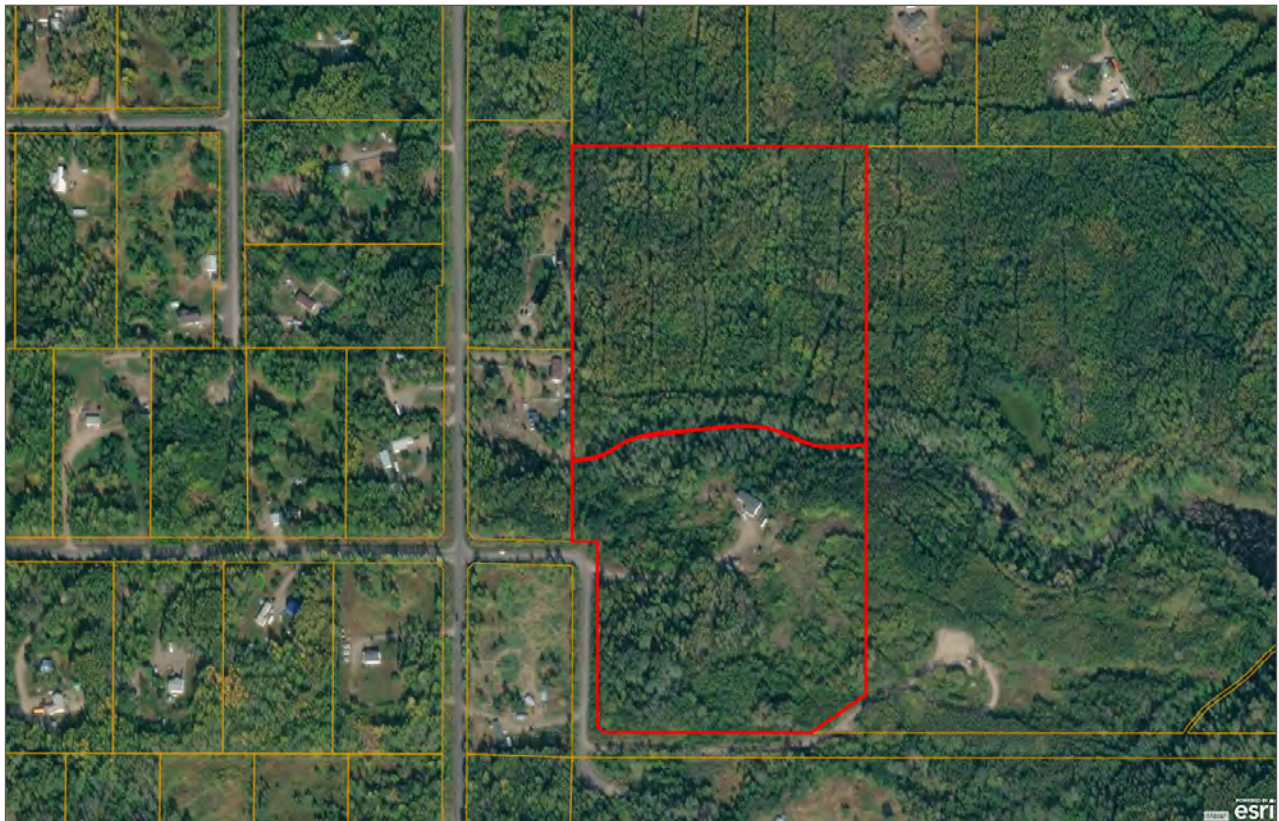


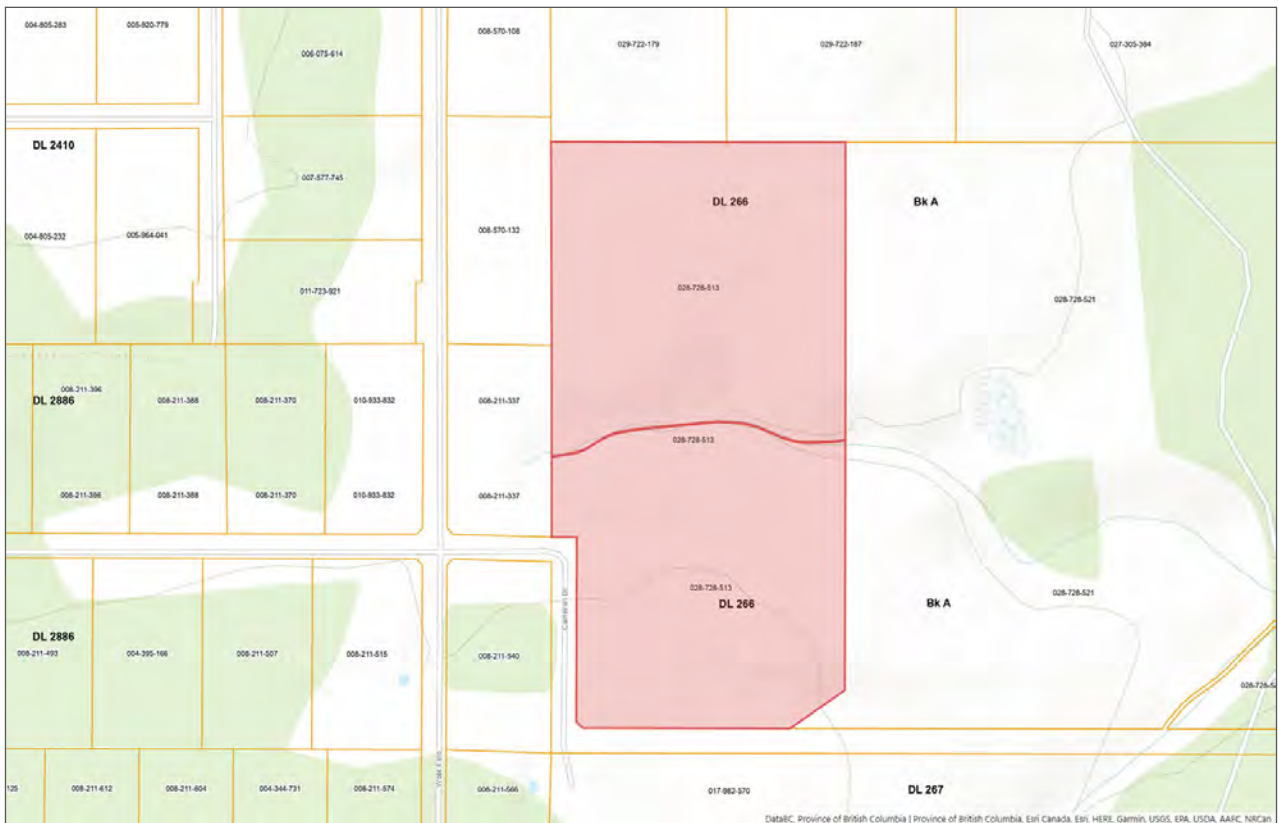
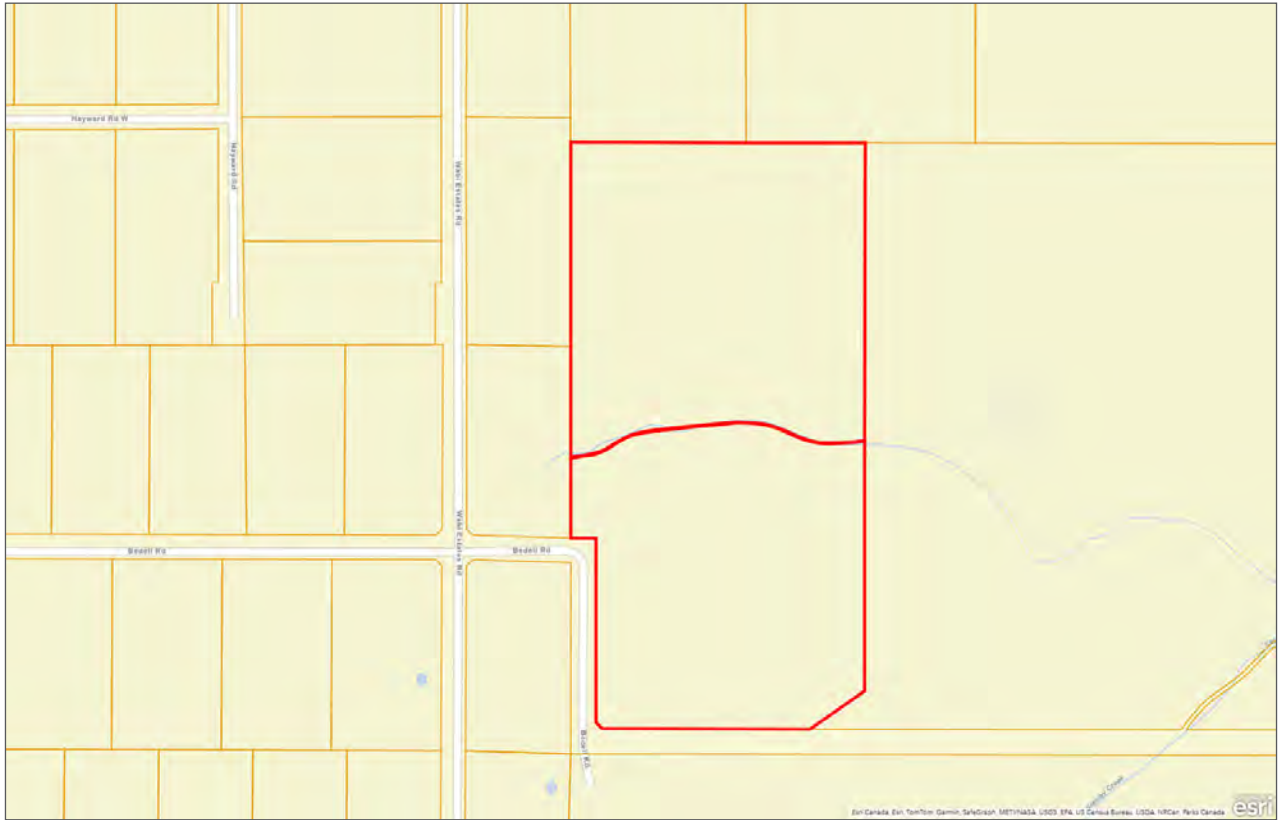














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