



**Large Rocky Mountain Acreage
with Views - Edgewater, BC**



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Large Rocky Mountain Acreage with Views

Edgewater, BC

PROPERTY DETAILS

Listing Number:	24095
Price:	\$1,280,000
Taxes (2021):	\$823.80
Size:	320 acres
Zoning:	LRT-2

DESCRIPTION

Located approximately 20 km north of Radium Hot Springs in picturesque Spur Valley, this 320-acre property is ready for your ideas. Spectacular views over the Columbia Valley to the west and Rocky Mountains to the east, properties such as this with excellent year-round access do not come up for sale often. Spur Valley Golf Resort is less than 1 km from the property. Access to the acreage is off Ashton Road. The acreage is totally private and if you're interested in gardening or self-sufficient living of any kind this property has the climate you've been looking for.

The majority of the property is a large flat bench with some smaller ravines and sloping areas. These large flat areas could potentially be developed into agricultural fields or at a minimum excellent pasture area for animals. Located within the ALR and zoned rural residential, the property is perfectly suited to develop into a premier equestrian estate, smaller scale cattle operation, or a back-to-nature recreational retreat. There are countless building sites to choose from but it may be difficult to decide which breathtaking view to

enjoy most. The property backs onto Crown land on the east side where nothing stands between you and the majestic peaks of the Rocky Mountains. Luxor Creek runs past the southern boundary of the property. The area is an absolute magnet for wildlife with mule deer, whitetail deer, moose, elk, bears and wild turkeys. This one is a sportsman's dream. With high demand from both BC and Alberta residents the growth in this area makes this property an excellent investment whether you have intentions to hold long-term or build immediately into the ultimate country estate. You will not get tired of waking up to valley views and towering Rocky Mountains. Easy access off the highway and Crown land right out the back door this property is a true gem. Close to Banff, Calgary and the Canadian Rockies International airport.

Edgewater is a tiny, unincorporated hamlet in the Columbia Valley. With its clear sparkling lakes, breathtaking scenery, world-class ski resorts, championship golf courses, soothing hot springs, unique shops and cultural festivals is an all-season recreational paradise, offering something for everyone. A network of logging roads runs throughout the parcel, as the parcel was logged in 2020. All the merchantable timber as being removed with smaller non-merchantable evergreens and deciduous trees remaining.

Call the listing REALTOR® today for more information or to book a time to go by for a look.

DIRECTIONS

Located off Ashton Road (see mapping section for detailed location).



Edgewater is located on Highway 95, 8 miles (13 km) north of Radium Hot Springs and 57 miles (92 km) south of Golden.

AREA DATA

Edgewater is a tiny, unincorporated hamlet in the Columbia Valley. With its clear sparkling lakes, breathtaking scenery, world-class ski resorts, championship golf courses, soothing hot springs, unique shops and cultural festivals is an all-season recreational paradise, offering something for everyone.

The Columbia Valley

Also known as the The Rocky Mountain Trench, the Columbia Valley is situated in the southeast corner of the province of British Columbia. The valley lies nestled between the Rocky and Purcell Mountains. The valley features the charming towns of Radium Hot Springs, Invermere-on-the-lake, Panorama, Windermere, and Fairmont Hot Springs.

Radium Hot Springs

Located on the 'warm' side of the Canadian Rockies, Radium Hot Springs is an idyllic mountain town nestled between the towering peaks of the Rockies and Purcell Mountains, with the Columbia River running down its spine. Visitors enter the Village of Radium through the iconic Sinclair Canyon where they are immediately greeted with pristine views and vistas. Radium Hot Springs is one of British Columbia's best mountain getaway villages at the crossroads of adventure and relaxation. After a leisurely drive through the awe-inspiring Kootenay National Park on the Banff-Windermere Highway, you will encounter the world-famous mineral pools.

RECREATION

Stretching from Golden in the north, a short hop from Banff and Calgary, to Cranbrook in the south near the Montana and Idaho border, the Columbia Valley is full of outdoor adventure opportunities such as cross-country skiing, snowshoeing, mountain biking, snowmobiling, ATVing, hiking, horseback riding.

Nearby Kootenay National Park offers fabulous camping, backpacking and great hiking trails, including the Floe Lake/Hawke Creek Trail and the Stanley Glacier Trail.

A visit to the nearby Radium Hot Springs is almost compulsory; naturally hot water springing from the earth and captured in a huge soaking pool in the adjoining Kootenay National Park.

Hiking

Bugaboo Provincial Park, to the northwest of Edgewater, is a first-class mountaineering region; its challenging peaks in the northern extremity of the Purcell Mountain Range have attracted climbers from around the world since the late 1880s.

Golf

The Columbia Valley Golf Trail is the group of 11 golf courses offers unique golf experiences ranging from charming to world class.

Fishing

A myriad of beautiful lakes, rivers and creeks offer excellent fishing for the avid angler as well as great canoeing and kayaking amongst some of the province's most beautiful back drops.

Camping

If a rustic wilderness experience is what you are looking for, you'll find many options to pitch your tent or park your RV in nearby Kootenay National Park or at one of the many provincial parks in the surrounding areas.

HISTORY

The name, 'Edgewater' comes from its being on the edge of the waters of the Columbia River. It was originally founded as a farming community before World War I. Many of its residents were from England, and returned there after the war, causing the community to suffer a decline in



population. Edgewater has since recovered, and the area's economy includes forestry, agriculture, and tourism.

The townsite of Edgewater was begun as the service and settlement centre of the Columbia Valley Orchard project. Settlers would arrive with expectations of a rural British utopia, and so Edgewater was created in the image of an idealized English country village. The section of the irrigation system that was completed in 1913 is the basis for the irrigation system still used outside of Edgewater today.

MAP REFERENCE

50°46'6.69"N and 116°11'0.50"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

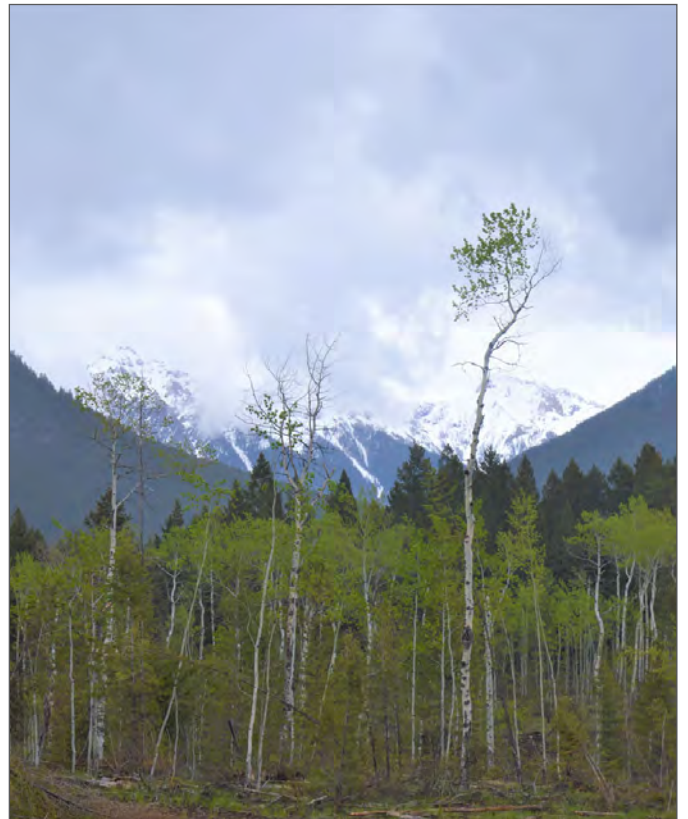
Power.

LEGAL

DISTRICT LOT 7574 KOOTENAY DISTRICT
PID 012-507-148

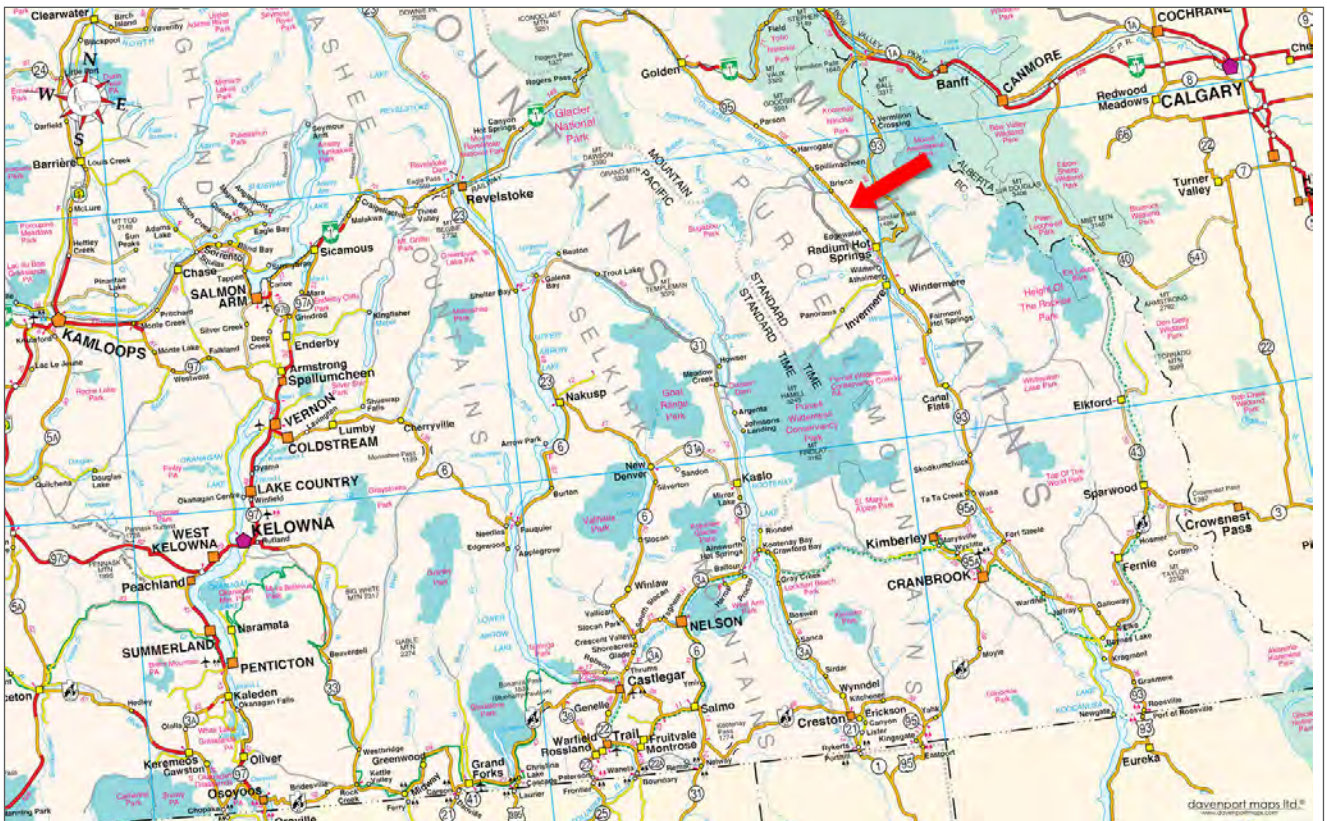


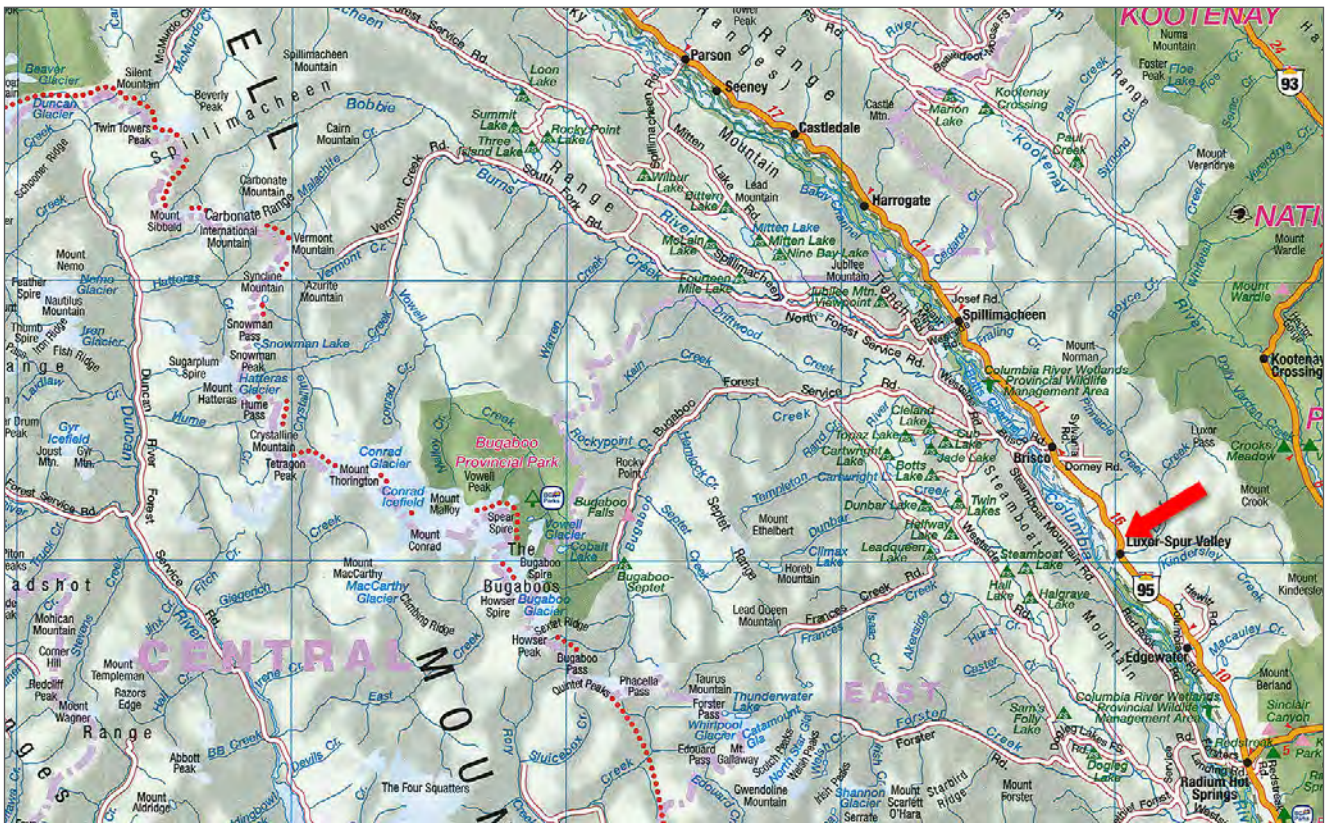


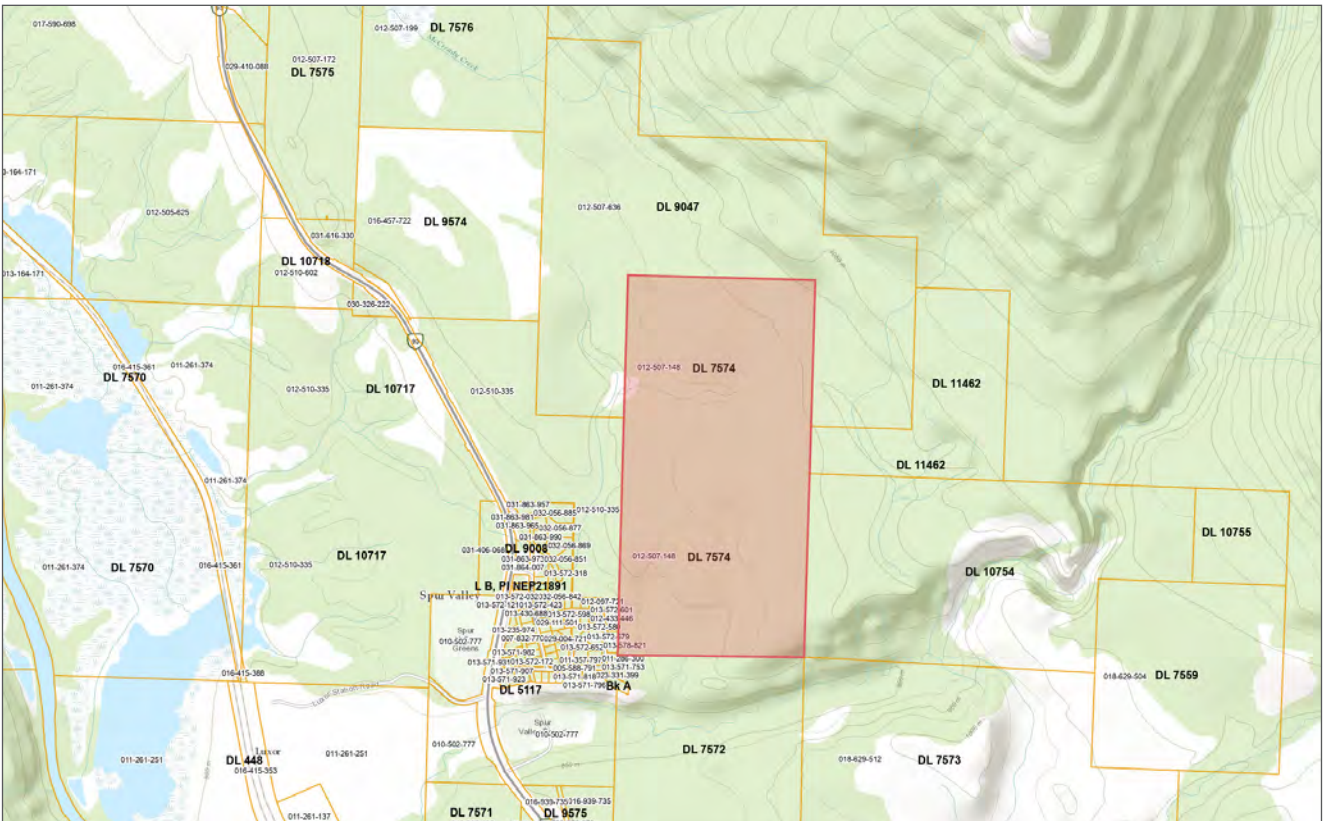


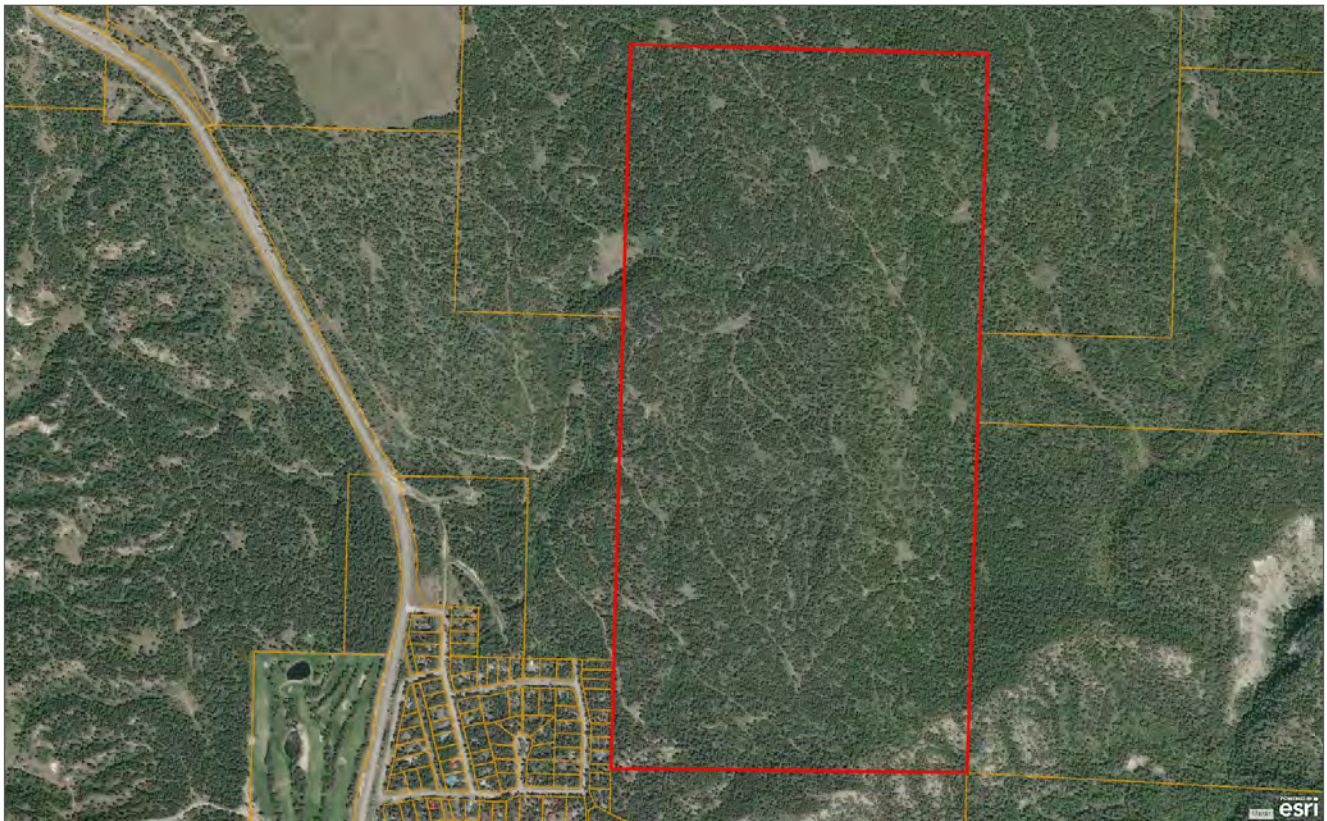
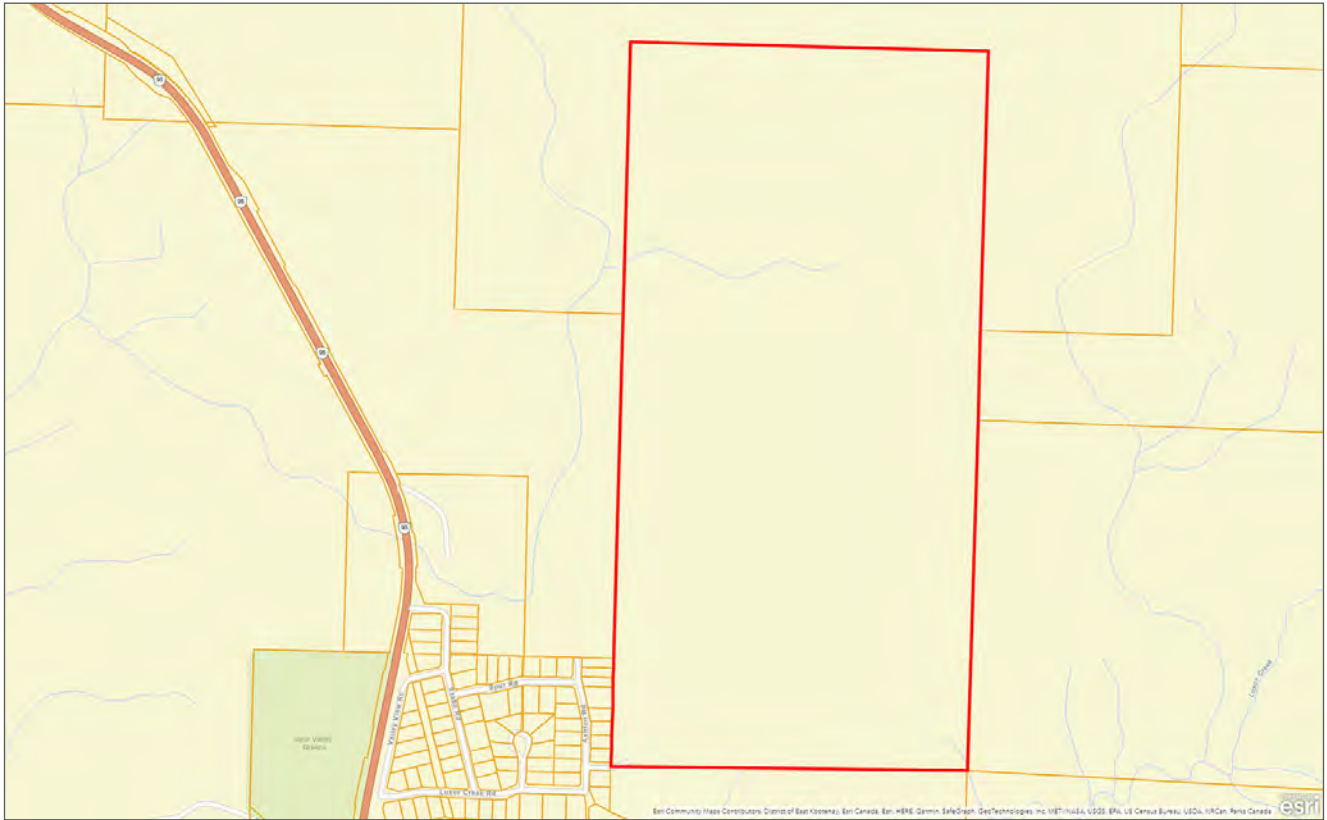












Notes





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