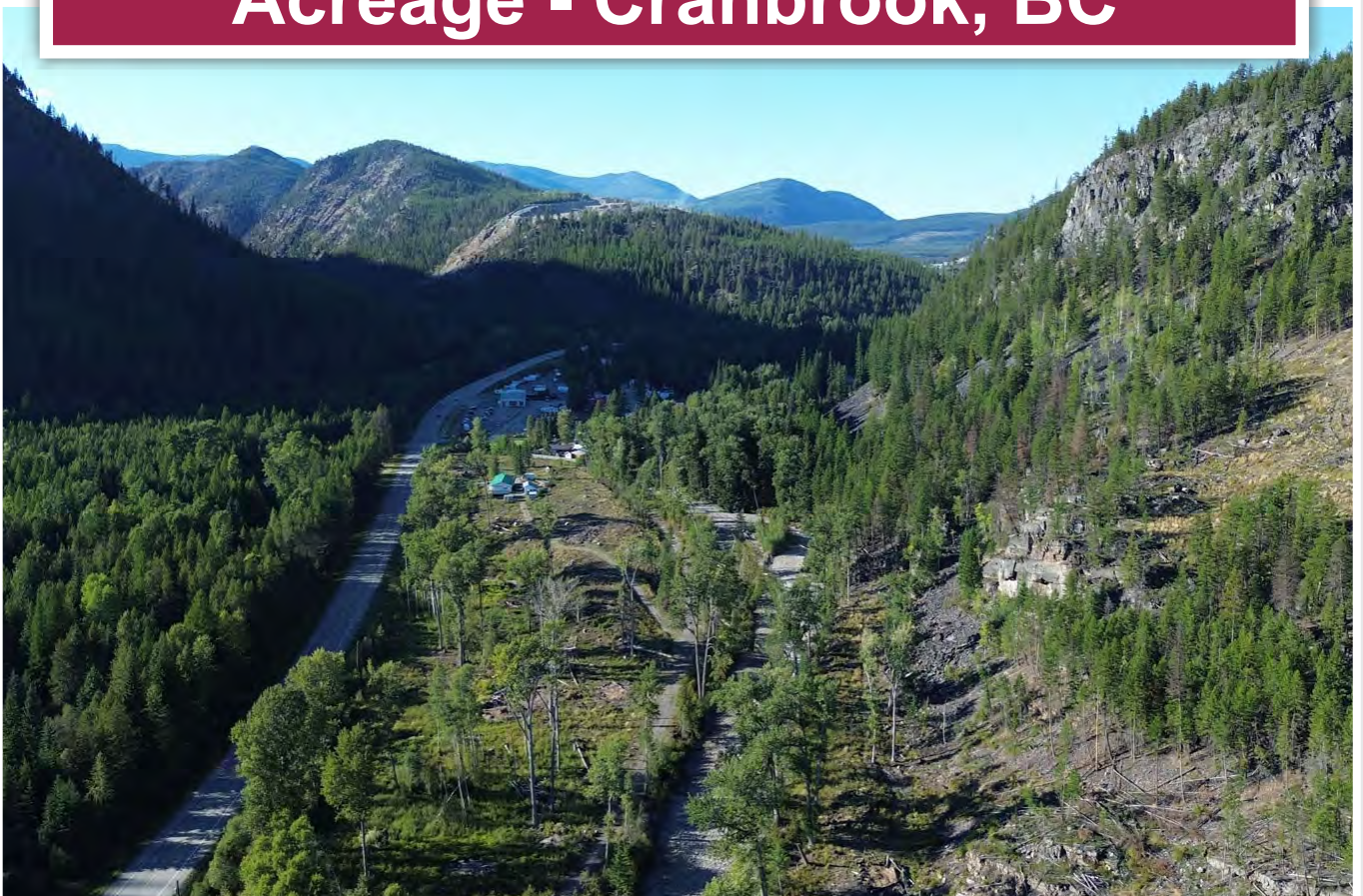




**Scenic and Versatile Riverfront
Acreage - Cranbrook, BC**



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Scenic and Versatile Riverfront Acreage

Cranbrook, BC

PROPERTY DETAILS

Listing Number:	24228
Price:	\$699,000
Taxes:	Not available yet
Size:	18.38 acres
Zoning:	RR-60

DESCRIPTION

Discover this expansive 18.38-acre property, located just 15 minutes south of Cranbrook. This versatile land offers incredible opportunities for those looking to design their ideal custom home, develop a recreational retreat, or pursue agricultural endeavors. With ample space for vibrant gardens, spacious outbuildings, or outdoor activities, this property serves as a perfect canvas to bring your vision to life while enjoying the surrounding natural beauty. The property is located in between the Crowsnest Highway and Monroe Creek and includes over 1 km of frontage on both the creek and the highway.

A standout characteristic of this property is its accessibility; the historic former (now decommissioned) Highway 95 runs straight through the land, providing seamless access from north to south. This route has played a pivotal role in the region's development, linking various communities and serving as a crucial artery during the area's mining and milling boom. This prime location not only enhances convenience for daily commuting, but with the property being completely outside the ALR opens up the possibility of rezoning for future development. The current zoning allows for single-

family dwellings (residential uses), equestrian centres, farming operations, guest ranches, rural retreats and more.

One of the property's distinctive features is Monroe Creek, which meanders along the eastern boundary. This creek has a unique ebb and flow, sometimes running dry later in the summer on dryer low water years and other times flowing gracefully, depending on seasonal changes and rainfall. This fascinating dynamic adds character to the property, providing an ever-changing natural backdrop.

You'll notice there are two separate homesites on the property, one towards the north end and one towards the middle section of the property. These manufactured homes are not part of the sale, but are owned by the tenants that pay a simple monthly pad rental for the homes to be on the property. These manufactured homes of been on the property for many years and are serviced with power, septic and well. The new owner for the property continues to keep the tenants for the monthly income or have the tenants remove the manufactured homes from the property.

With its remarkable blend of natural beauty, accessibility, and versatility, this property offers an unparalleled opportunity to create your dream lifestyle in a peaceful setting.

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

LOCATION

This property is located approximately 20 km straight south of Cranbrook down the historic Highway 95.



DIRECTIONS

Please refer to the mapping section of this listing for the detailed location.

AREA DATA

Cranbrook

Cranbrook was established in the late 1800s during the expansion of the Canadian Pacific Railway. Initially known as “Joseph Creek,” it was rebranded as Cranbrook in 1898, named after a town in England. Over the years, it evolved from a humble railway town into a vibrant community, largely supported by the timber and mining industries. The discovery of gold, silver, and other minerals in the surrounding Kootenay region attracted settlers and prospectors, leading to rapid growth. Today, Cranbrook serves as a regional hub for commerce, healthcare, and education, offering residents and visitors access to various amenities and outdoor recreational activities.

Lumberton

Lumberton is a smaller community that was established primarily to support the lumber industry in the region. With the area’s abundant forests and timber resources, it became a key site for logging operations. The proximity to Cranbrook and the old Highway 95 facilitated transportation for lumber and other goods, helping Lumberton develop as a supporting community for nearby industries. While it remains a quieter area today, its history is closely tied to the logging and milling activities that shaped the economic landscape of the Kootenays.

Moyie

Moyie is another small community that emerged during the late 19th century, primarily driven by the mining boom in the area. Gold and silver were discovered in the nearby hills, attracting miners and settlers seeking fortune. The community is located near Moyie Lake, which provides recreational opportunities such as fishing, boating, and camping. Today, Moyie retains a small-town charm and serves as a gateway for outdoor enthusiasts exploring the surrounding natural beauty.

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°23'12.89"N and 115°51'13.08"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Power
- Septic
- Well
- Telephone
- Internet

IMPROVEMENTS

Two homesites serviced with power, septic and well water.

LEGAL

LOT 1 DISTRICT LOT 2798 KOOTENAY DISTRICT
PLAN EPP126384

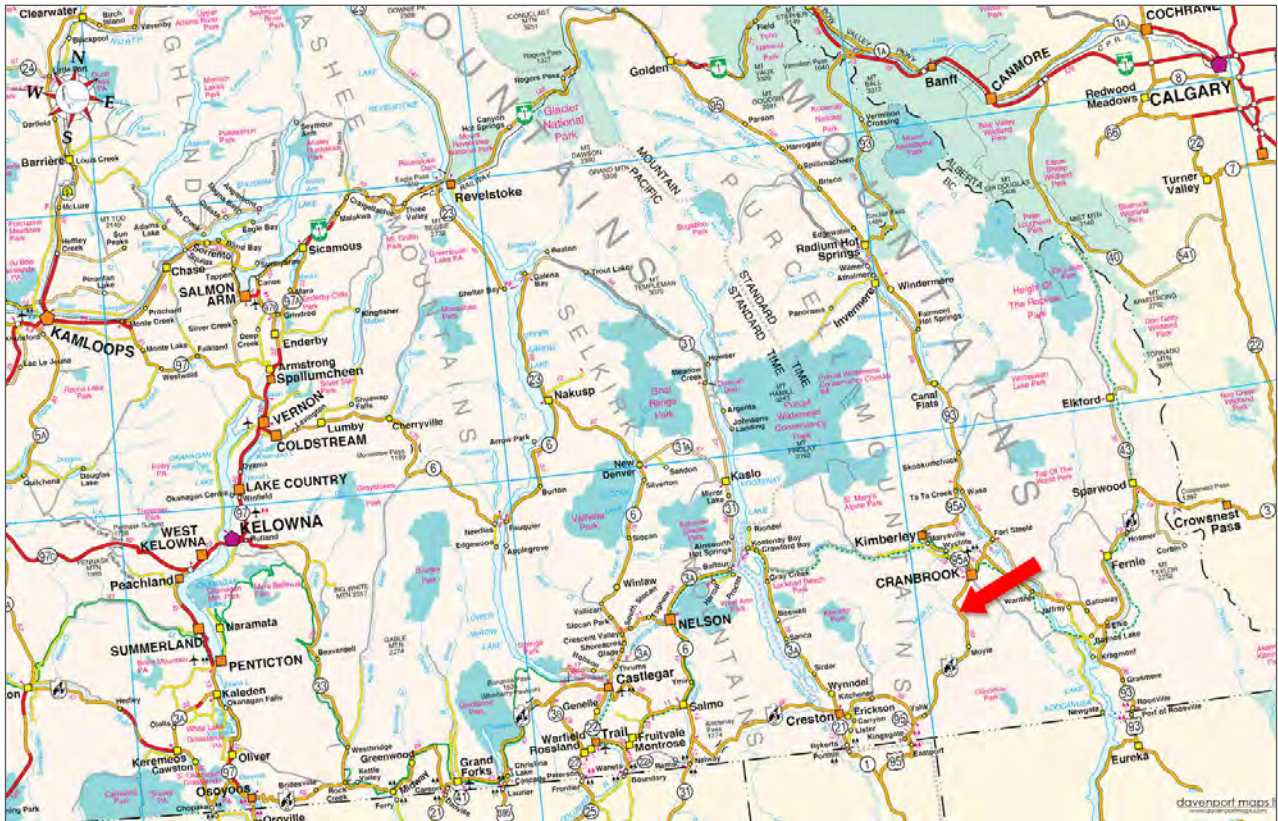
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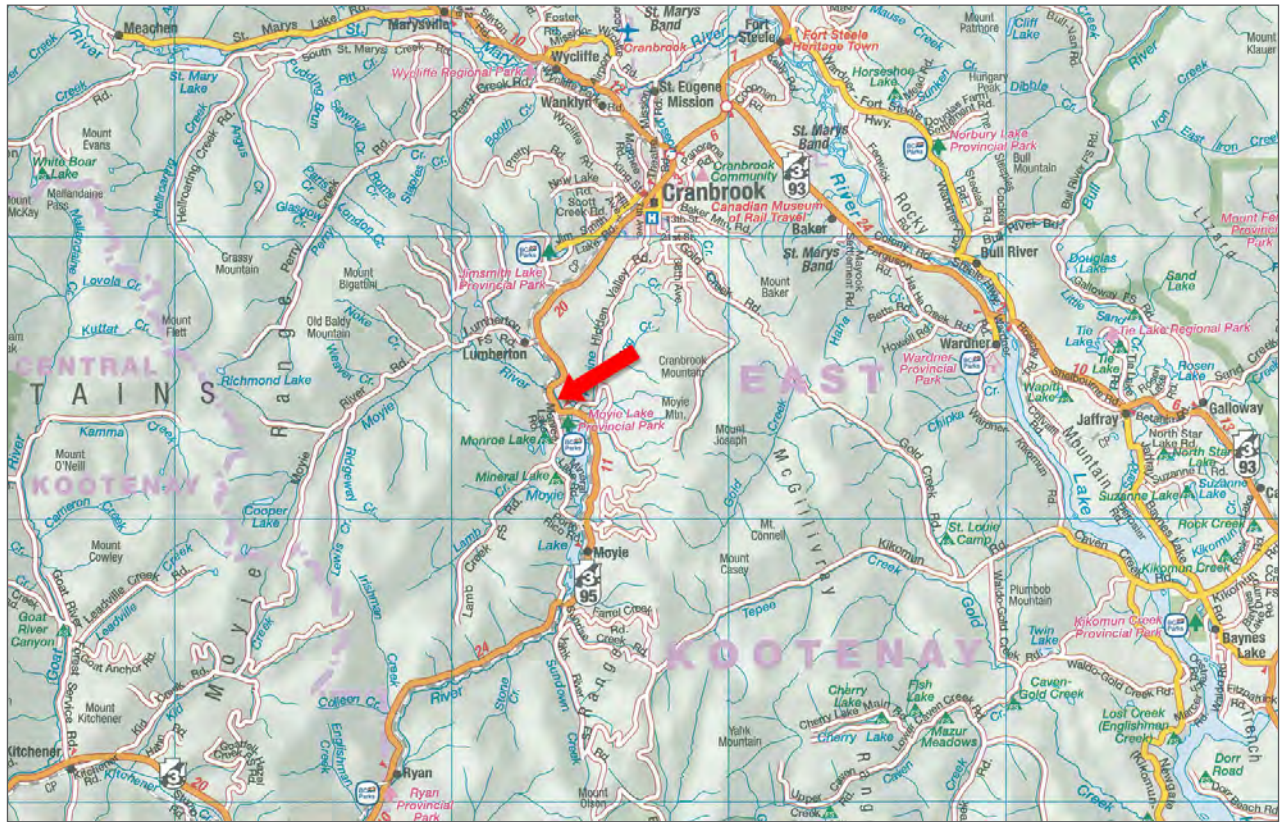




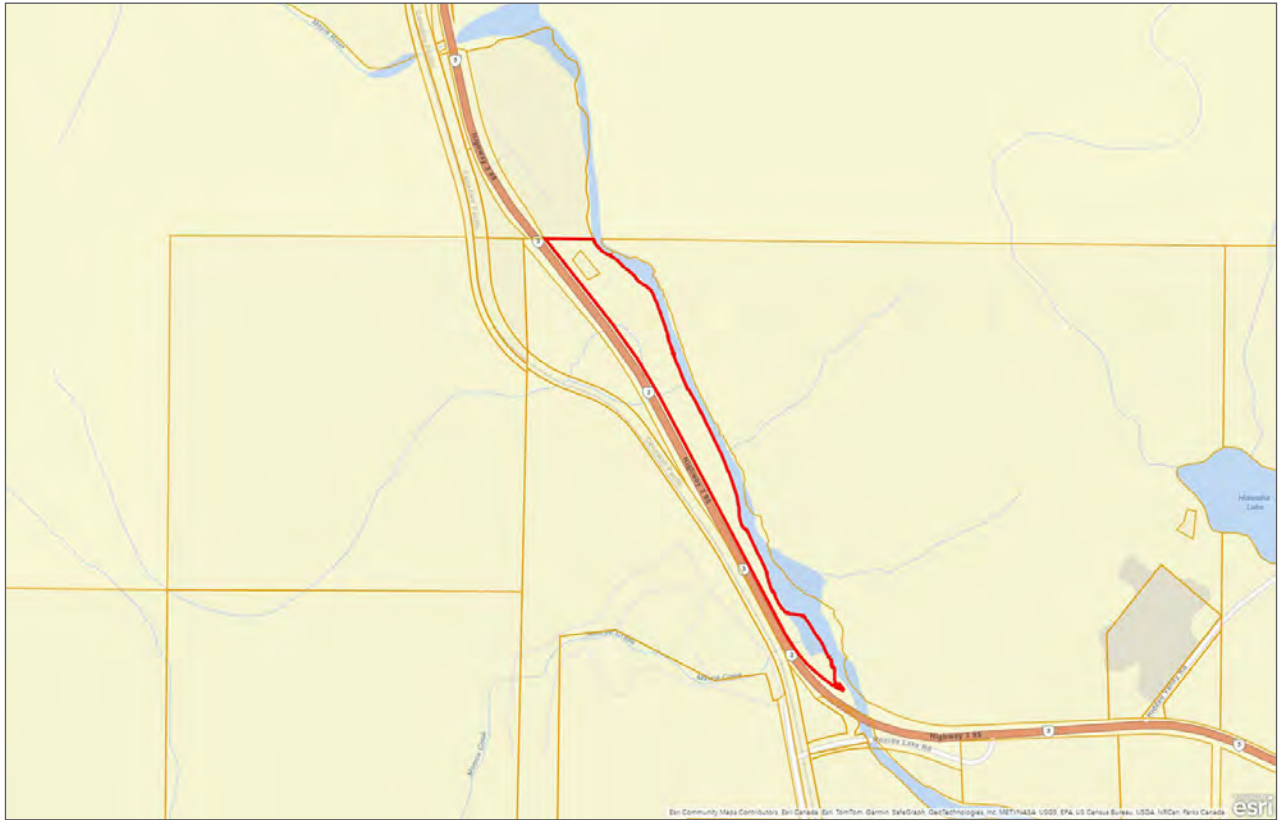














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