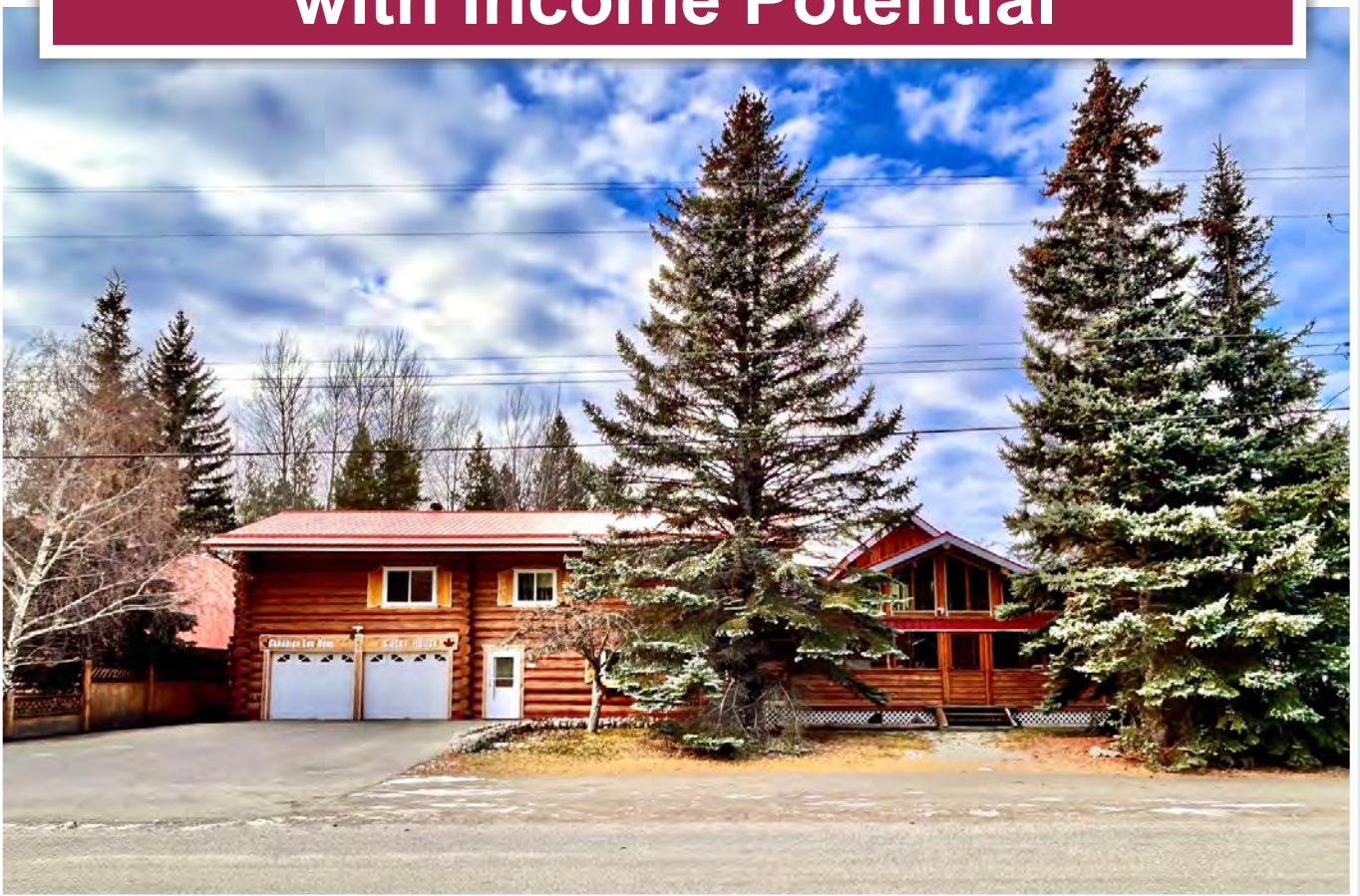




**5-Bedroom Mountain Retreat  
with Income Potential**



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# 5-Bedroom Mountain Retreat with Income Potential - Valemount, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24244
<b>Price:</b>	\$999,000
<b>Taxes (2024):</b>	\$4,943.09
<b>Size:</b>	3,353 sq. ft.
<b>Zoning:</b>	Ru2 R1

## DESCRIPTION

Nestled in the heart of Valemount, this one-of-a-kind log home offers two fully separate dwellings, each with 3 bedrooms, making it ideal for multi-family living or a rental opportunity. With over 3,350 sq. ft. of combined living space, this turnkey property comes fully equipped with everything you need, ready for immediate occupancy or rental. The handcrafted log construction and local blacksmith work adds rustic charm, while modern amenities provide ultimate comfort. Set on a spacious half-acre lot, the property boasts stunning mountain views, blending natural beauty with functional living. Live in one side and rent out the other, or use both for family retreats—your options are endless!

One side of the property features an open-concept space with soaring 25' ceilings, creating a grand and airy atmosphere. The spacious kitchen flows into a large dining area, complete with a handmade log dining table and a locally blacksmith chandelier. The living room offers free freestanding wood stove and leather sectional, and a cozy living room perfect for relaxation. A 2-piece bathroom is also conveniently located on the main floor.

A stunning, handcrafted log staircase leads to an upper-level balcony, where you'll find the master bedroom with three handcrafted queen-sized log beds, its own ensuite bathroom, and a private outdoor balcony, perfect for enjoying the breathtaking mountain views and peaceful surroundings. The upper level also features two additional bedrooms and a full bathroom.

On the other side, you'll find a bright dining area surrounded by windows, a full kitchen, and a cozy living room warmed by a wood stove. The main floor includes two bedrooms and one bathroom, along with a covered walkout deck that opens to the backyard, offering a great outdoor space. A beautiful log staircase leads to a loft area that provides extra sleeping space and storage, with an additional walkout deck upstairs, ideal for enjoying your morning coffee while taking in the scenic surroundings.

This property also includes a large attached garage with an additional bathroom, offering ample storage and convenience. The level yard offers a blank canvas for outdoor activities and gardening, all set against the backdrop of pristine mountain views. Whether you're looking for a family home, a rental property, or a unique mountain retreat, this stunning log home in Valemount is a rare opportunity to experience rustic luxury in a breathtaking setting.

## LOCATION

1940 Cranberry Place - Valemount, BC



## DIRECTIONS

Valemount is easily accessible by road, located along Highway 5 (the Yellowhead Highway), approximately 320 kilometres north of Kamloops and 120 kilometres south of Jasper, Alberta. If you're driving from Vancouver, it's about a 7-hour drive northeast, and from Edmonton, it's a 5-hour drive west. For those traveling by air, the nearest major airport is in Prince George, about a 3-hour drive to the northwest, or in Kamloops to the south. Additionally, there are regional bus services and a small local airport for private planes, making Valemount accessible for both road trippers and air travelers.

## AREA DATA

Valemount is a charming and vibrant small town located in British Columbia, nestled in a valley between the Monashee, Cariboo, and Rocky Mountains. With a population of around 1,000 people, the town has a welcoming, tight-knit community atmosphere while offering essential services to locals and visitors. Its picturesque location makes it a hub for tourism, especially for

outdoor enthusiasts who come to enjoy hiking, snowmobiling, skiing, and fishing. Valemount is also a gateway to Mount Robson Provincial Park, home to the highest peak in the Canadian Rockies, drawing in hikers and nature lovers year-round.

In terms of services, Valemount provides all the basic amenities, including a grocery store, schools, a health clinic, and various shops and restaurants catering to both residents and tourists. The town has a community center, library, and recreational facilities for locals, as well as accommodations like hotels, motels, and campgrounds for visitors. Gas stations, a local airport, and proximity to major highways make it an accessible stop for travelers. Though small, Valemount offers modern conveniences while retaining its rural charm, making it a comfortable place to live.

## RECREATION

Valemount is an outdoor recreation paradise, nestled in a valley surrounded by three stunning mountain ranges: the Monashee, Cariboo, and Rocky Mountains. Its diverse natural landscape

offers endless activities for outdoor enthusiasts year-round. Valemount's small-town charm and spectacular setting make it an excellent destination for outdoor recreation, no matter the season. Whether you're seeking high-adrenaline activities like snowmobiling or a peaceful day by the lake, there's something for everyone to enjoy.

### **Summer Activities**

#### Hiking and Mountain Biking

Valemount Bike Park is a popular hiking and mountain biking destination with well-maintained trails, ranging from beginner to expert, offering incredible mountain views. Spanning two mountains, a small valley, pristine flow trails, a unique jump line, and challenging wooden features, it's certainly a sight to behold. The system of mountain bike trails ranging from easy cross-country pedals, smooth and flowy downhills, or steep and rooty, adrenaline-filled, singletrack downhills, and family-friendly downhill trails offers exceptional variety for everyone.

Mount Robson Provincial Park is home to the tallest peak in the Canadian Rockies and the famous Berg Lake Trail, a world-renowned hike. This is a very popular area for backpacking, camping, and hiking featuring some of the finest scenery in British Columbia. It is world renowned for offering extraordinary multi-day hiking adventures to beginners and experienced wilderness hikers alike. With its remote wilderness, Valemount is a great place for wildlife viewing. You may spot moose, bears, deer, and a variety of bird species, particularly in protected areas like Mount Robson Provincial Park.

#### Fishing and Boating

Kinbasket Lake, a huge reservoir on the Columbia River that spans 260 km. It offers excellent fishing for bull trout, ling cod, rainbow, kokanee, and Dolly Varden. There are scenic hiking trails, perfect for exploring the backcountry, as well as opportunities



for boating, kayaking, and paddleboarding. You can also enjoy the many waterfalls and mountain glaciers from the lake.

The Fraser River, the longest river within British Columbia, is known for world-class fishing, particularly for Chinook and sockeye salmon, and trout. The Fraser River offers some of the best white-water rafting in the region, offering amazing views and full of heart-pounding adventure. Local experienced guides offer scenic floats and challenging runs fantastic for families, first timers, and experienced rafters alike.

### Camping and Picnicking

Numerous campgrounds and picnic spots are available in provincial parks and near lakes and rivers, making Valemount ideal for family-friendly outdoor activities.

### **Winter Activities**

#### Snowmobiling

Valemount is one of BC's premier snowmobiling destinations. The surrounding mountains provide world-class terrain with deep powder, open meadows, and forested trails. Clemina Creek, Allan Creek, and Chappell Creek are popular snowmobiling zones known for their deep snow and challenging runs.

#### Skiing and Snowboarding

With vast stretches of wilderness and untouched terrain, Valemount has become a popular cat- and heli-skiing destination for adventure seekers looking for deep powder and pristine alpine descents.

Cariboo Snowcat Skiing offers a thrilling backcountry experience with untouched powder and stunning alpine scenery. There are many opportunities for backcountry ski touring in the surrounding mountains. Enjoy exclusive access to pristine runs and fresh snow on Mica Mountain, a 2,855-meter-elevation (9,367-foot) mountain summit offering both open bowl and naturally-gladed tree skiing.

Elevate your adventure with heli-skiing in Valemount, and experience the most remote and breathtaking mountain terrain. Discover vast, untouched powder and exhilarating descents for the ultimate downhill experience. Or fly your ski group to a remote cabin for a ski adventure.

There are plenty of trails for snowshoeing and cross-country skiing around Valemount, including maintained paths at Jackman Flats Provincial Park and Mount Robson Provincial Park.

### Ice Fishing

Yellowhead Lake, Moose Lake, or Shere Lake are great for ice fishing fans who want to catch all kinds of fish, especially types of trout. Bring your auger and cut a hole December through early March when conditions permit.

### **Year-round Recreation**

#### ATV & Off-Roading

The mountainous terrain surrounding Valemount is excellent for ATV and off-roading adventures, offering various forest roads and backcountry trails to explore.

#### Scenic Flights

Helicopter and plane tours are available to view the breathtaking landscapes, especially Mount Robson, glaciers, and the surrounding wilderness.

### **MAP REFERENCE**

52°49'8.31"N and 119°16'17.45"W

### **SERVICES**

- BC Hydro
- Heat - propane gas furnace, wood stove, electric baseboard
- City/Municipal sewer
- City/Municipal water
- Cell service and Internet

### **LEGAL**

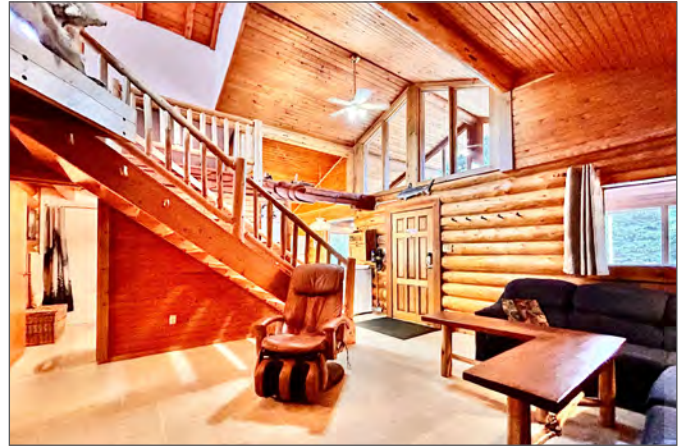
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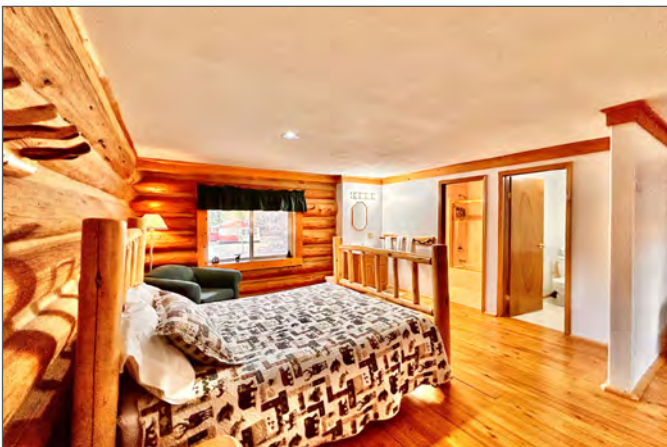
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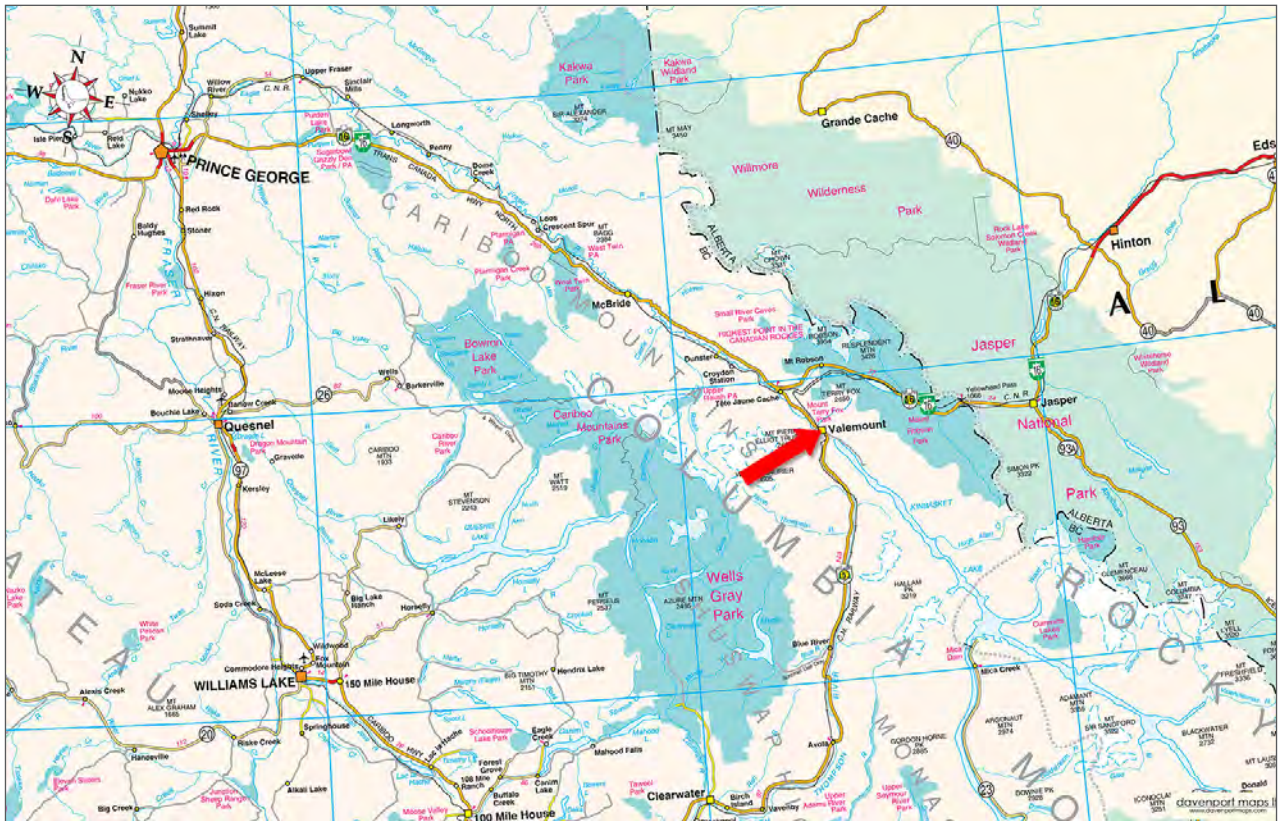
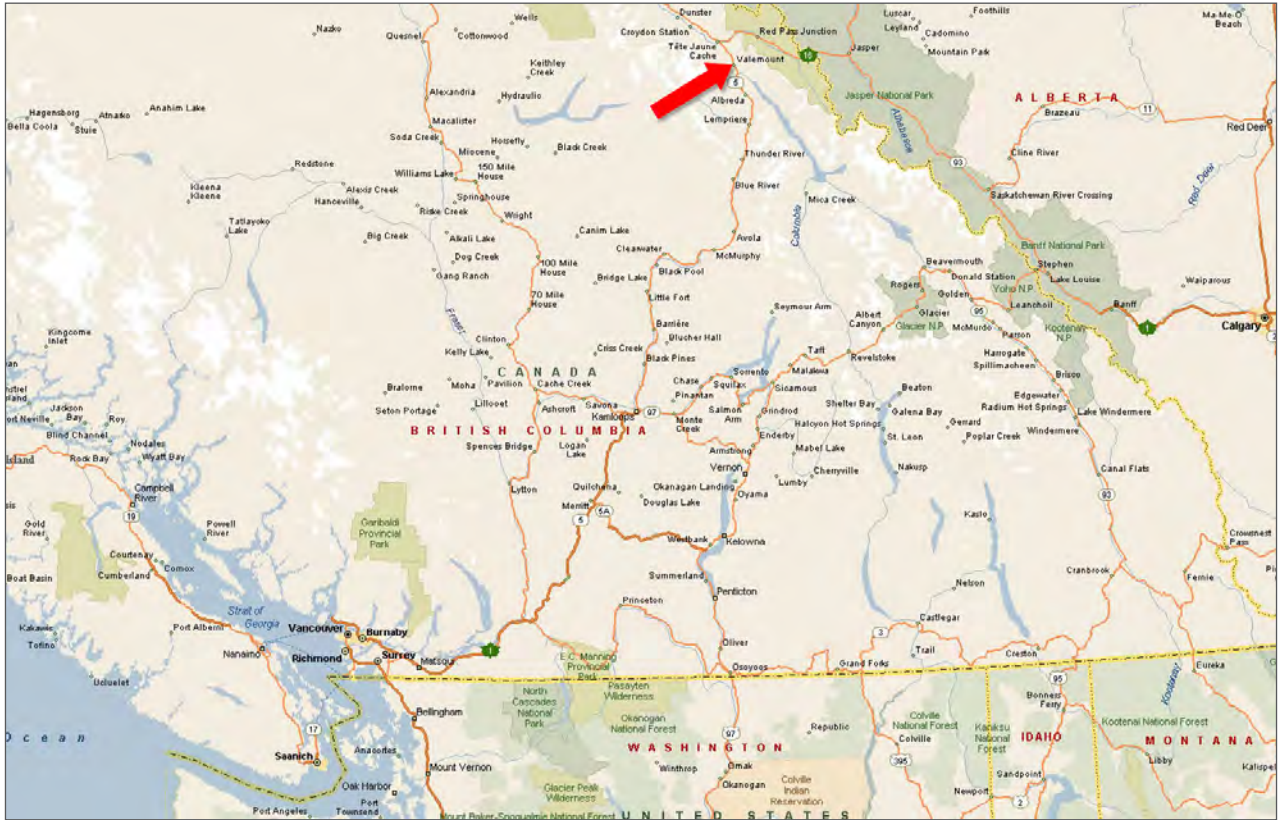


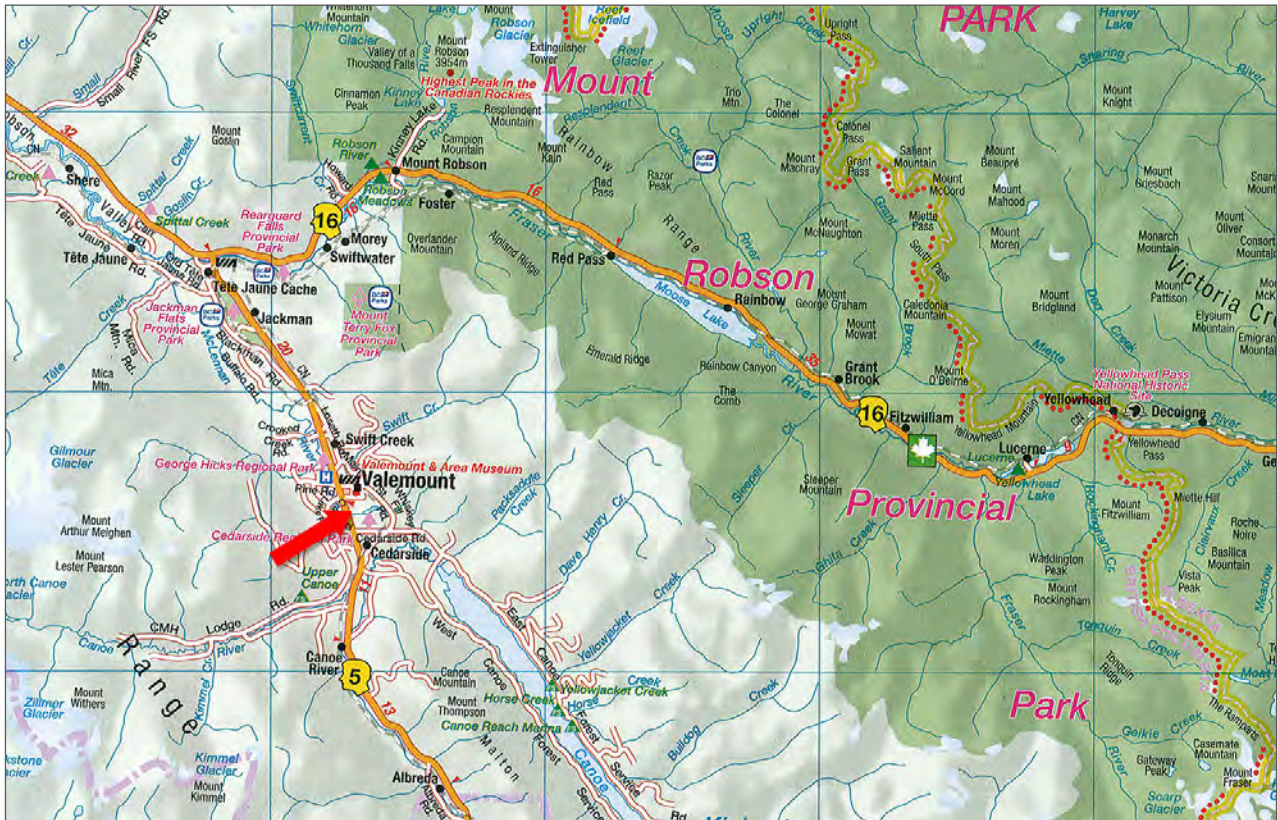






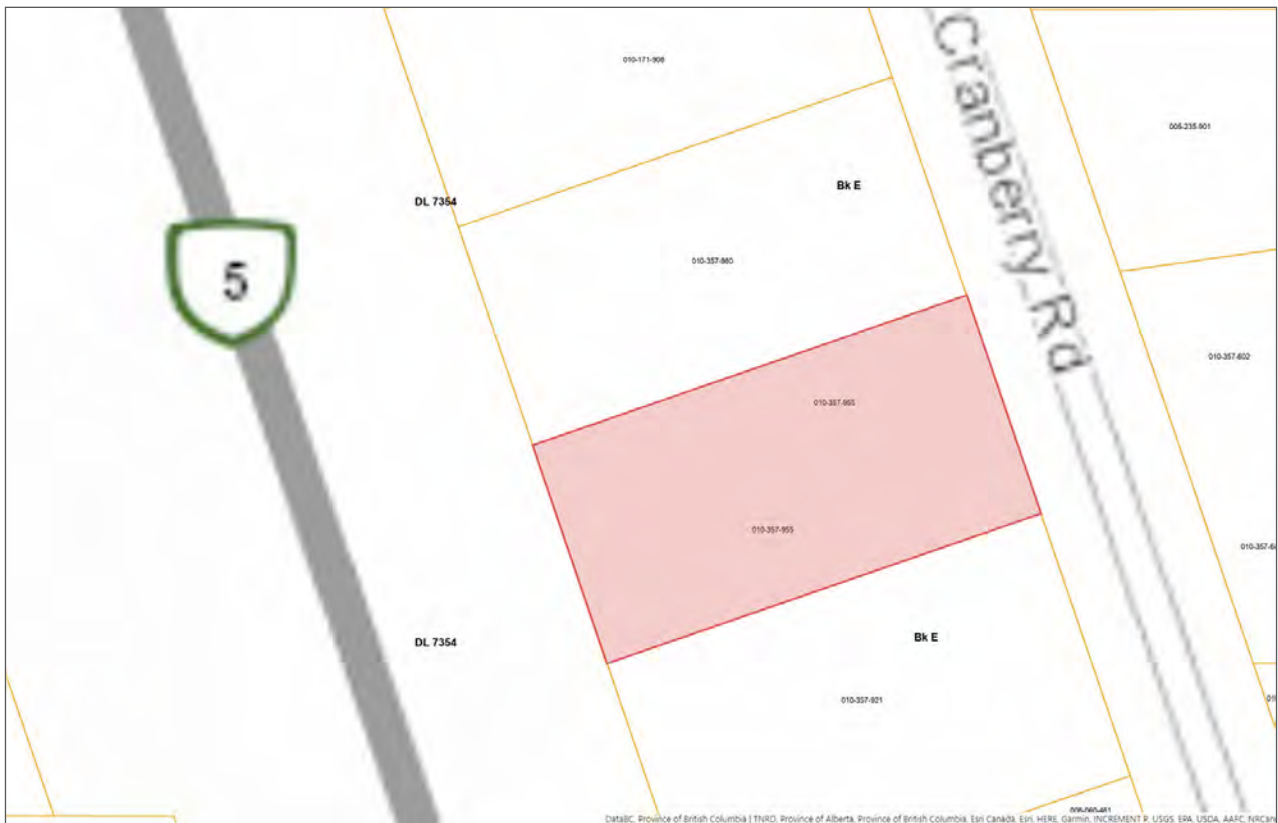
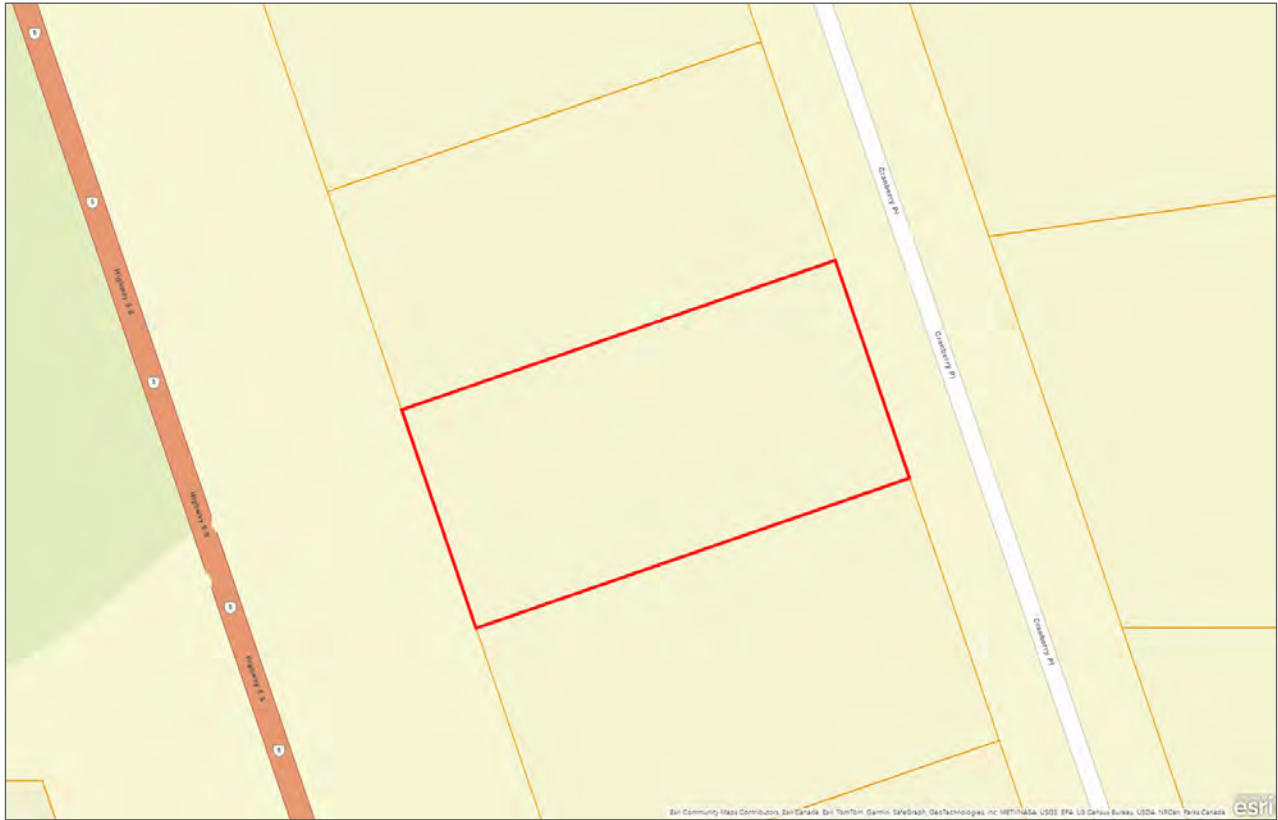












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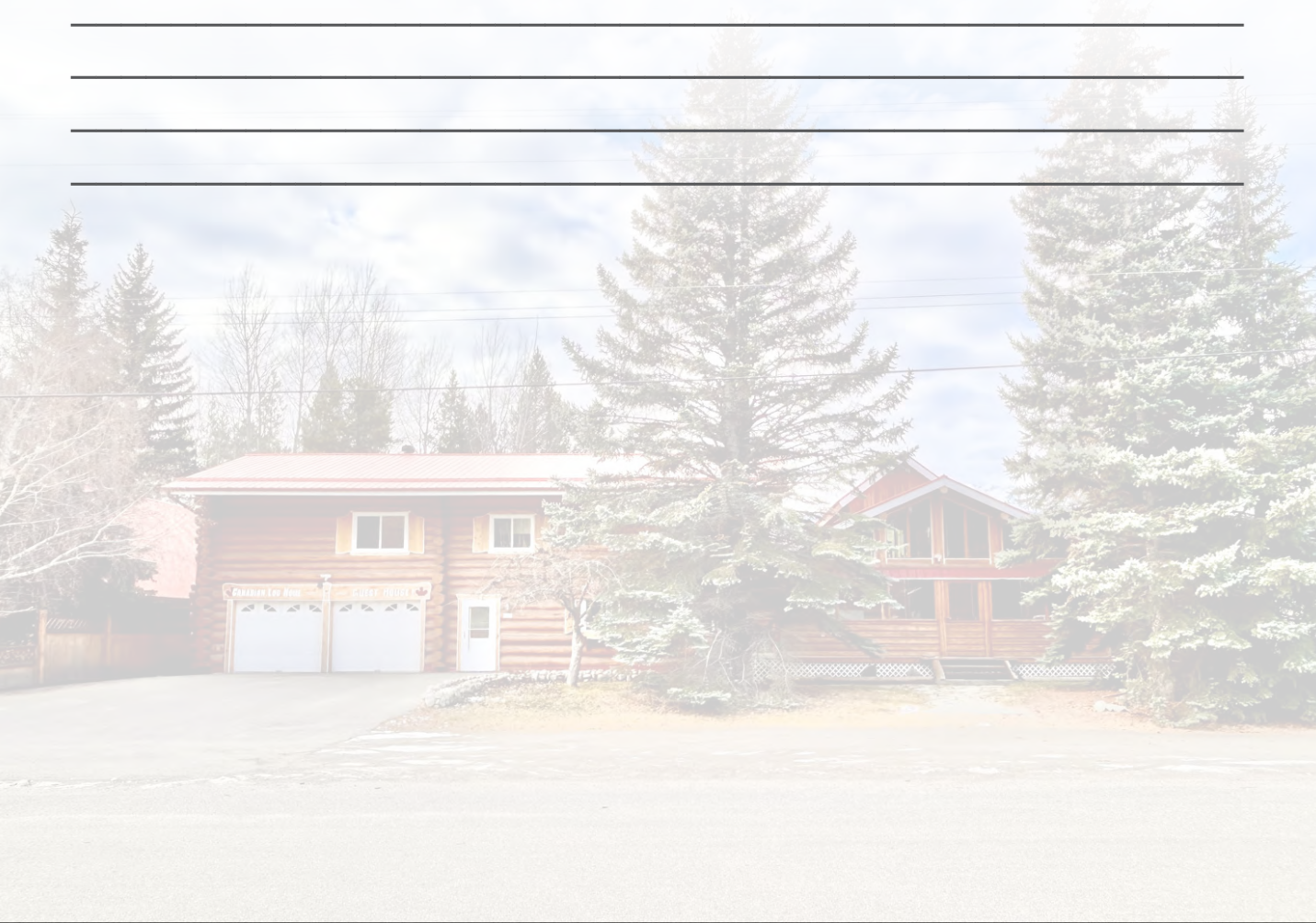
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