LANDQUEST
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Cute Character Corner Home

Hedley, BC



www.landquest.com

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Hedley, BC

PROPERTY DETAILS

Listing Number:	26222
Price:	$239,000
Taxes (2026):	$1428
Size:	7,500 sq. ft.

DESCRIPTION

Affordable 2-bedroom home in Hedley. Step back in time and enjoy small-town living in the heart of historic Hedley. This charming 686 sq. ft. home, originally built in 1920, sits on a sunny 75' x 100' corner lot overlooking the cenotaph at the end of Scott Avenue. The property offers a spacious yard, a covered rear deck perfect for relaxing or entertaining, plus a detached garage and workshop with plenty of room for storage, hobbies, or projects.

Located in the picturesque Similkameen Valley along Highway 3, Hedley is approximately 3.5 hours from Vancouver and ideally situated between Princeton and Keremeos. Surrounded by mountain scenery, rich mining history, and abundant outdoor recreation, this affordable property is well suited as a full-time residence, weekend getaway, or investment opportunity.

LOCATION

988 Scott Avenue - Hedley, BC

DIRECTIONS

From Highway 3 turn onto Scott Avenue and go to the end of the street.

AREA DATA

Nestled along the banks of the Similkameen River on Highway 3, Hedley is one of British Columbia's most historic mining communities. Located approximately 38 km east of Princeton and 74 km southwest of Penticton, this picturesque village is surrounded by rugged mountains, dramatic cliffs and the rolling landscapes of the Similkameen Valley. Home to approximately 250 residents, Hedley offers a relaxed rural lifestyle with a strong sense of community, while serving as a gateway to year-round outdoor recreation. Despite its small size, the community features local cafés, artisan studios, a country market, heritage buildings and the Hedley Heritage Museum, making it an appealing destination for both visitors and those seeking a quieter pace of life.

The combination of river corridors, forests, grasslands and mountainous terrain provides excellent wildlife habitat throughout the Hedley area. Mule deer and white-tailed deer are commonly seen, while elk, black bears, coyotes, bobcats and mountain lions inhabit the surrounding backcountry. Birdwatchers regularly observe bald eagles, osprey, great blue herons, hawks, owls and numerous migratory songbirds along the Similkameen River.

The nearby forests and open slopes also support wild turkey, grouse and a variety of small mammals, making the area especially attractive for photographers, hunters and nature enthusiasts year-round.



VEGETATION

Hedley lies within one of British Columbia's most diverse ecological transition zones, where the dry Interior grasslands meet the higher-elevation forests of the Cascade Mountains. The valley floor is characterized by sagebrush, native bunchgrasses and open ponderosa pine forests, while the surrounding hills support Douglas-fir, lodgepole pine, western larch and trembling aspen. Along the Similkameen River and nearby creeks, lush cottonwood groves, willow stands and riparian vegetation provide important habitat for birds and wildlife.

This remarkable mix of ecosystems creates outstanding seasonal colour, from spring wildflowers and vibrant summer forests to brilliant golden aspens each autumn.

RECREATION

The Hedley area is an outdoor enthusiast's paradise. The Similkameen River offers opportunities for fishing, swimming, gold panning and riverside picnics, while nearby Twenty Mile Creek has attracted prospectors for well over a century. The surrounding mountains feature an extensive network of forestry roads and trails ideal for hiking, mountain biking, horseback riding, ATVing and wildlife viewing.

Just west of town, Stemwinder Provincial Park provides riverside camping, walking trails and a scenic stop along Highway 3. Within an hour's drive are the renowned wineries of the Similkameen Valley, world-class climbing and hiking at Cathedral Provincial Park, as well as the recreation opportunities of Manning Provincial Park. Winter brings excellent opportunities for snowmobiling, cross-country skiing and backcountry exploration throughout the surrounding mountains.

HISTORY

Hedley has one of the richest mining histories in British Columbia. The area has been home to the Syilx (Okanagan) people for thousands of years, who travelled the Similkameen Valley for hunting, fishing and trade long before European settlement. Gold discoveries in the late 1800s transformed Hedley into one of the province's most prosperous mining towns.

The nearby Nickel Plate Mine and the famous Mascot Mine became two of Canada's richest gold producers, generating millions of dollars in gold over several decades. Ore was transported from the mountainside to the valley by aerial tramway, remnants of which can still be seen today. Hedley's historic downtown retains many of its original buildings, and the Hedley Heritage Museum preserves artifacts and stories from the town's boom years. Today, visitors can still experience the community's fascinating mining heritage while enjoying its peaceful rural setting.

Hedley is one of British Columbia's best-preserved historic mining communities. The nearby Mascot Mine Historic Site is a Provincially designated heritage property, while the village itself features numerous original early-1900s buildings, including the Heritage Museum, Grace Hedley Church and War Memorial Cenotaph, reflecting the community's rich gold mining history. The town's historic character remains a defining feature of this picturesque Similkameen Valley community.

MAP REFERENCE

49°21'31.86"N and 120° 4'36.69"W

SERVICES

Power, community water and septic.



IMPROVEMENTS

2 bedroom, 1 bathroom 686 sq. ft. house.

ZONING

LR (Low Density Residential)

LEGAL

Lot 1 Block 39 DL 1976 and 2482 Similkameen Division Yale District Plan 2565
PID 010-935-126

Lot 2 Block 39 DL 1976 and 2482 Similkameen Division Yale District Plan 2565
PID 010-935-151

Lot 3 Block 39 DL 1976 and 2482 Similkameen Division Yale District Plan 2565


988










Mountain Air
Gift Shop


STRAYHORSE - STATION


·STRAYHORSE · STATION·




Hedley
Country
Market














988 Scott Ave
Hedley








Prince George
Williams Lake
100 Mile House
Kamloops
Kelowna
Penticton
Vancouver
Victoria
Seattle
Spokane
Calgary
Red Deer
Edmonton
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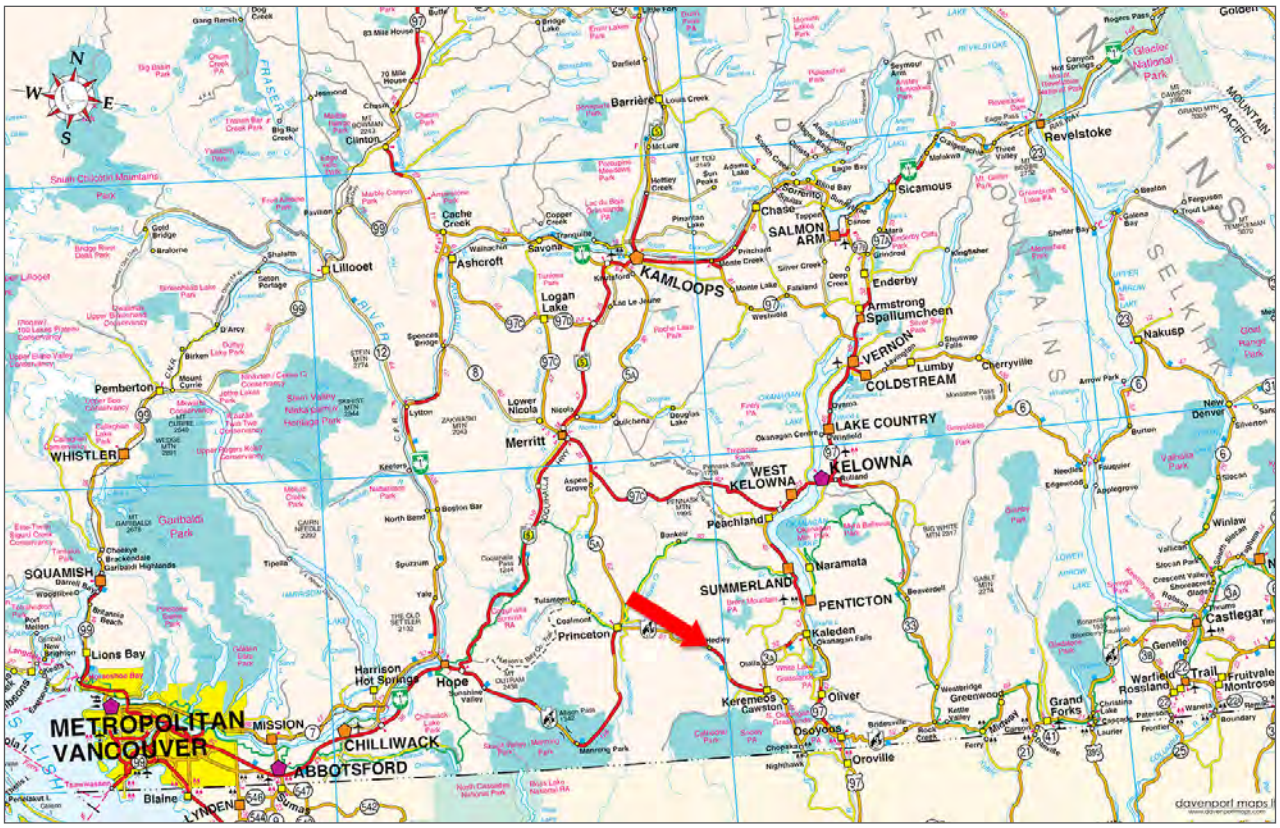
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PENTICTON
Kaleden
Oliver
Osoyoos
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Keremeos
Princeton
Merritt
Logan Lake
Lytton
Pemberton
WHISTLER
SQUAMISH
Lions Bay
Harrison Hot Springs
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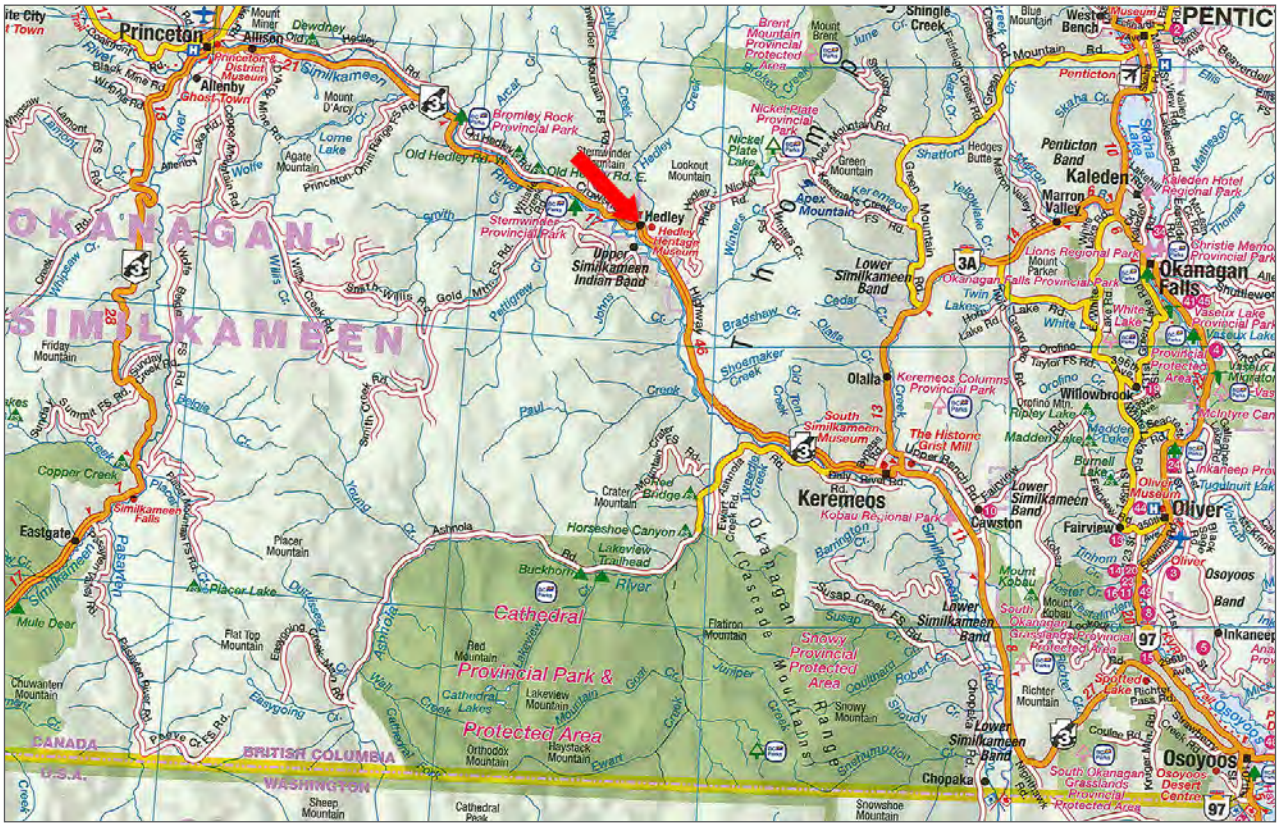
Princeton
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Oliver
Osoyoos
Okanagan Falls
Kaleden
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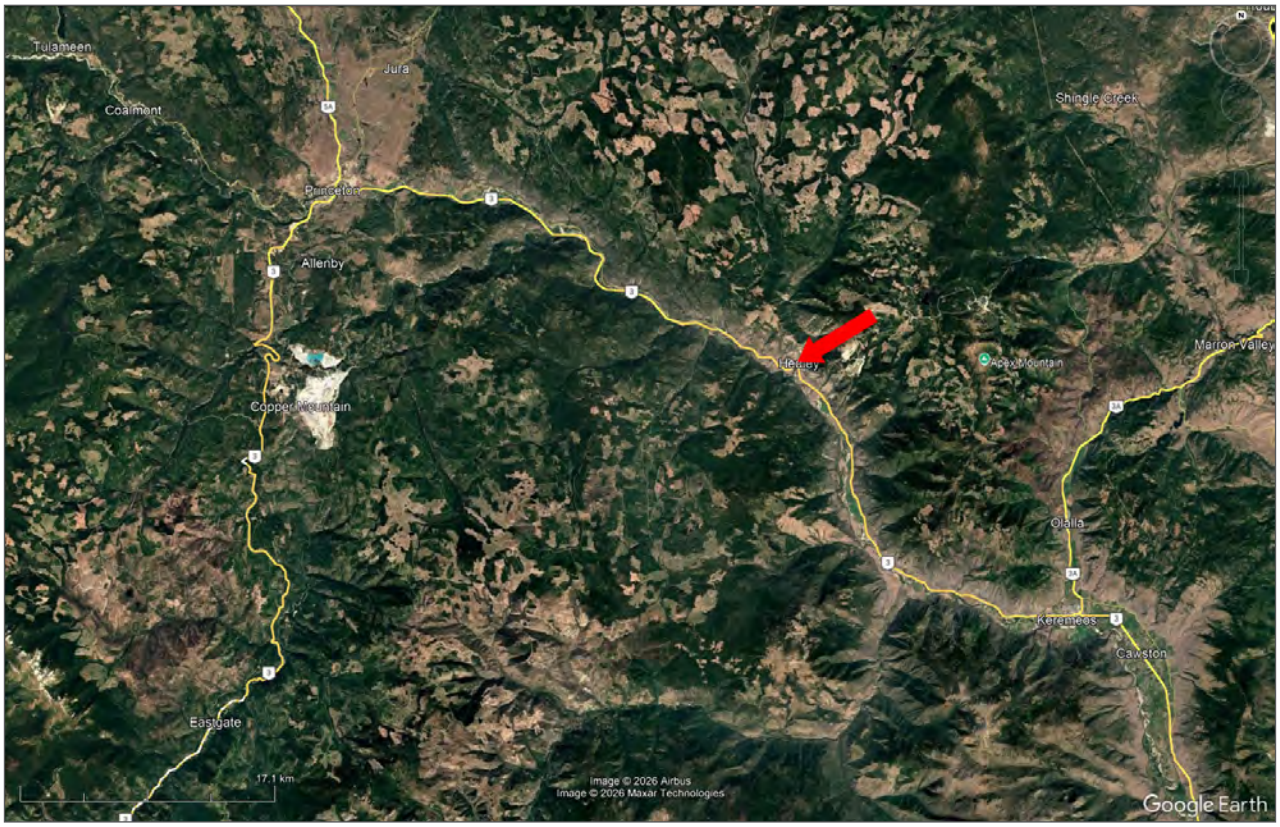
Cathedral Provincial Park & Protected Area
OKANAGAN-SIMILKAMEEN
CANADA
U.S.A.
BRITISH COLUMBIA
WASHINGTON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Marron Valley
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17.1 km
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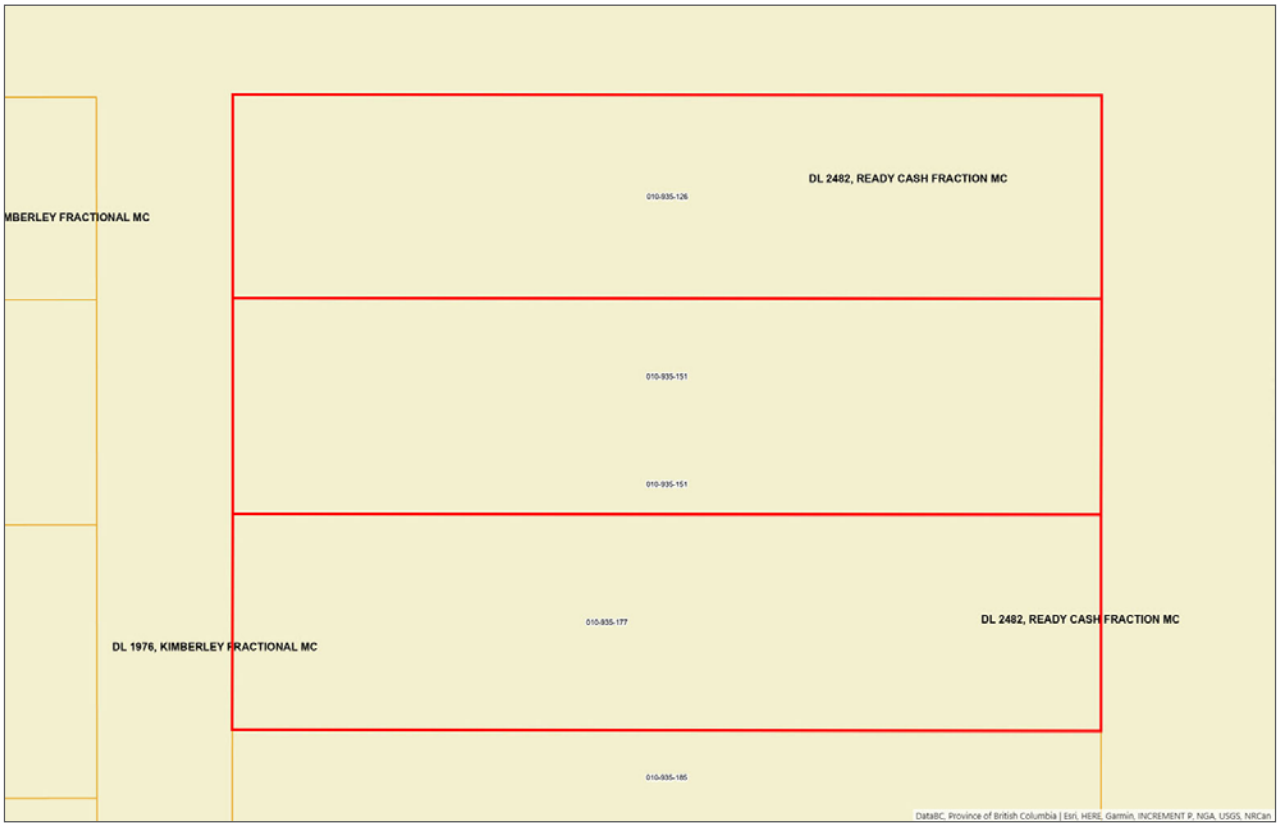
MBERLEY FRACTIONAL MC
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DL 2482, READY CASH FRACTION MC
DL 1976, KIMBERLEY FRACTIONAL MC
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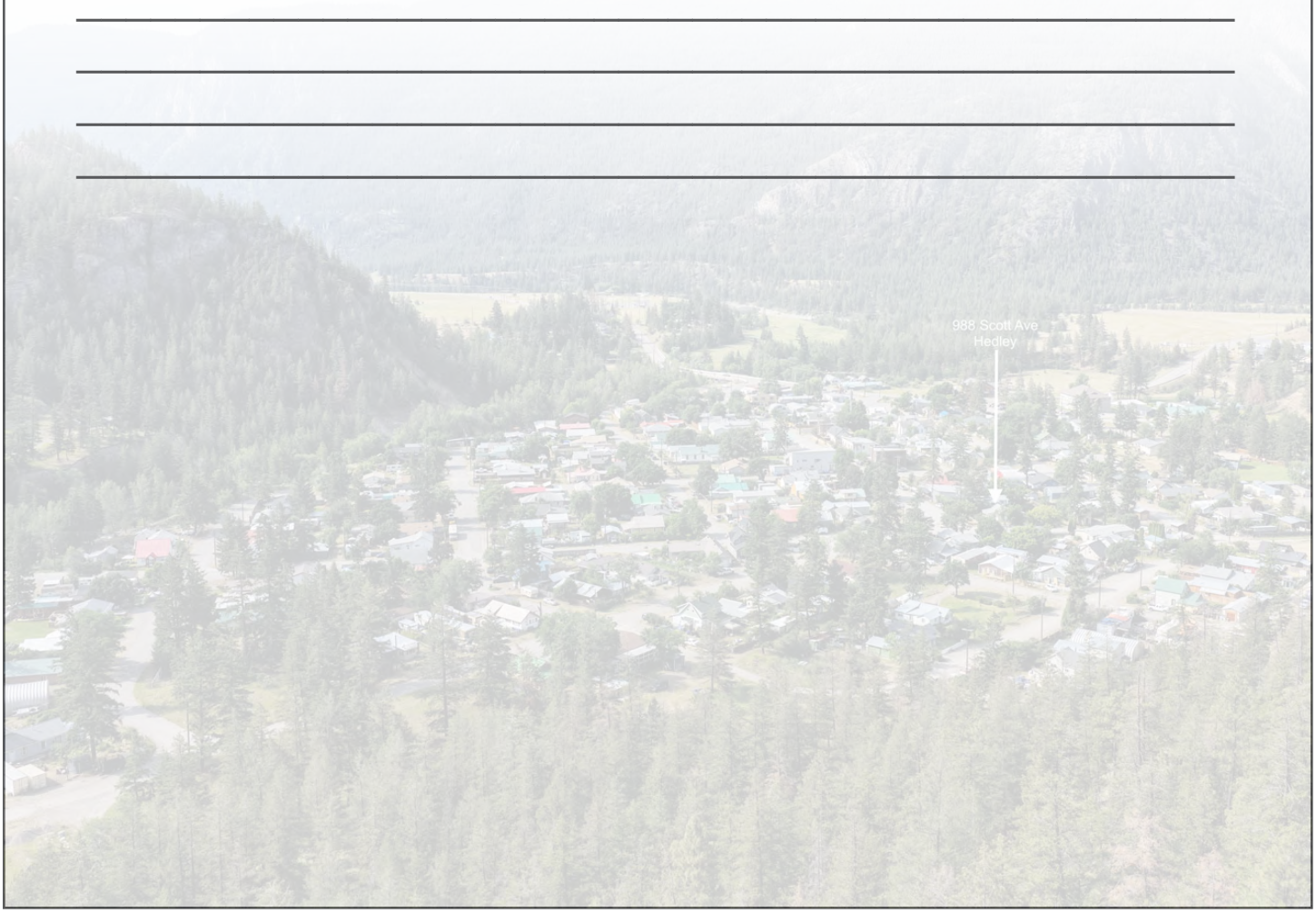
Notes



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