



**10.52 Acres with House & Small
Guest Cabin - Rosswood, BC**



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Rosswood, BC

PROPERTY DETAILS

Listing Number:	26040
Price:	\$474,000
Taxes (2025):	\$1,195.16
Size:	10.52 acres

DESCRIPTION

10.52 private acres in the community of Rosswood at the head of Kalum Lake, just 35 minutes from Terrace, this tastefully renovated home offers peaceful rural living with spectacular mountain views. The cozy home features a large wood stove and inviting upper and lower decks to enjoy the surrounding scenery. A short, easy-access driveway keeps winter maintenance minimal, and a separate guest cabin located approximately 100 yards from the main home provides excellent space for visitors. Being one of the original residences in Rosswood, it includes some older landscaping with mature rhododendrons blooming each spring, a generous yard with gardening potential, and treed acreage to the north offering privacy and an ample firewood supply. The property has an excellent source of water from the deep drilled artesian well. Close to the lake for the hot summer days and cozy with the wood fire in winter make this a great place to live year-round.

Located on a school bus route with regularly maintained roads, Rosswood offers a strong sense of community with a general store, community centre events, and a residents' transfer station. Wildlife is abundant in the area, including the

renowned Kermode (Spirit) bear which is also a common Rosswood resident.

Enjoy direct access to Kalum Lake, known for its clear, cool waters and spectacular mountain-framed shoreline. There are multiple lake access points along the Nisga'a Highway, including a paved boat launch and parking area near the north end of the lake, making it easy to launch boats, canoes, kayaks, or paddleboards for summer water activities. Popular Wesach Falls is also just minutes away, flowing from Wesach Creek through lush forest and providing a great little hike nearby. This is a perfect opportunity to enjoy quiet, established country living in a safe and beautiful setting.

LOCATION

42 Brousseau Road - Rosswood, BC

DIRECTIONS

Driving from Vancouver to 42 Brousseau Road in Rosswood is roughly 1,400 kilometres that takes approximately 17 to 18 hours, depending on conditions and stops. From Vancouver, travel east on Highway 1 to Hope, then take Highway 5 (the Coquihalla) north through Merritt and Kamloops. From Kamloops, continue north on Highway 5 toward Clearwater and Valemount, then follow Highway 16 west (the Yellowhead Highway) through Smithers to Terrace.

Once in Terrace, head north out of town on Highway 113, also known as Kalum Lake Road or the Nisga'a Highway. Follow this scenic route along the eastern shoreline of Kalum Lake for

approximately 35-40 minutes until you reach the community of Rosswood near the lake's northern end. Turn right onto Egan Road following it for a few minutes then take a left onto Brousseau Road and continue for several hundred yards to arrive at the property.

AREA DATA

The area around Rosswood is a quiet rural community set at the northern end of Kalum Lake, approximately 35-40 minutes north of Terrace. Surrounded by mountains and open countryside, Rosswood offers expansive views, fresh air, and a peaceful setting defined by small acreages, farms, and long-established family properties. The landscape is a mix of mature spruce and cedar forest, rolling pasture, and lakeshore scenery framed by dramatic peaks across Kalum Lake.

Rosswood itself has a strong sense of community, with a local general store, community centre events, and an active residents' association. The area combines privacy and natural beauty with convenient access to Terrace's services, schools, and amenities—making it ideal for those seeking a rural lifestyle without being completely remote.

VEGETATION

Rosswood sits in a lush ecological zone where the temperate rainforest of the coast begins to blend with the harsher climate of the interior. Located at the northern end of Kitsumkalum Lake, the landscape is defined by the Coastal Western Hemlock (CWH) biogeoclimatic zone, specifically the Wet Submaritime variant. This means the vegetation is exceptionally dense, fed by high annual precipitation and the deep, silty soils of the Kalum Valley.

The forest canopy is dominated by massive, long-lived conifers. Western hemlock and western red cedar are the primary species, often draped in "Old Man's Beard" lichens that thrive in the clean, humid air. Along the riverbanks and the lake's edge, you will find enormous Sitka spruce and black cottonwood, the latter of which is famous in the area for growing to staggering heights in the fertile floodplains. As you move slightly higher up the mountain slopes toward the alpine, Amabilis fir (locally called Balsam) becomes more prominent, eventually giving way to mountain hemlock.

The understory is notoriously thick, often described as a "green wall" during the peak of summer. Large-leafed Devil's Club is ubiquitous, standing alongside a variety of berry-producing shrubs like salmonberry, thimbleberry, and red huckleberry. The damp forest floor is a sponge of mosses—most notably step moss and electrified cat's-tail moss—which cushion the roots of ancient trees and cover fallen "nurse logs." In the spring, the marshier pockets near the lake erupt with the bright yellow blooms of skunk cabbage, while the forest floor is dotted with bunchberry and queen's cup.

Because Rosswood is in a transitional zone, you may also notice a "continental" influence that isn't as common on the outer coast. This is marked by the presence of Paper birch and lodgepole pine in drier or previously disturbed sites, as well as a greater variety of mushrooms, including the highly prized pine mushroom, which thrives in the mossy, well-drained soils of the surrounding slopes. Mushroom picking is a considerable market in the Terrace area each fall with many species in abundance, whether you want to make a few extra dollars or add some wilderness to your plate the opportunity is there to enjoy.

RECREATION

The area around Rosswood offers exceptional four-season recreation, with summer and winter activities centered around water, mountains, and expansive backcountry terrain.

In summer, fishing is a major draw. Kalum Lake is known for strong populations of rainbow trout and Dolly Varden, making it a favourite for trolling, fly fishing, and shore casting. Numerous smaller lakes and the nearby Skeena and Nass rivers provide additional angling opportunities, while the lake itself is ideal for boating, paddling, and swimming against a backdrop of dramatic mountain scenery. Quiet forest service roads and trails also allow easy access to remote fishing spots and backcountry exploration.

When winter arrives, the region transforms into a playground for snow enthusiasts. Snowmobiling is extremely popular, with access to extensive backcountry routes, alpine meadows, and deep powder riding areas in the surrounding mountains. Nearby Shames Mountain offers downhill skiing and snowboarding, while cross-country skiing and snowshoeing can be enjoyed on local trails and open forest terrain. With reliable snowfall and vast wilderness access, Rosswood delivers an active outdoor lifestyle year-round, especially for those who love fishing in summer and snow recreation in winter.

HISTORY

The area sits within a region rich in Indigenous history, geological drama, and early pioneer settlement. Long before European contact, the land was part of the traditional territories of the Tsimshian and Nisga'a peoples, who relied on the lakes, rivers, and forests for fishing, hunting, and trade. Trails through the Kalum Lake Valley connected communities and served as important travel corridors between inland and coastal areas.

One of the most significant historical events in the broader region was the volcanic eruption in the nearby Nass Valley at Tseax Cone around 1700. The eruption sent lava flowing down the valley floor, destroying villages and forever altering the landscape. The hardened lava beds, now known as the Nisga'a Memorial Lava Bed Park, remain a powerful reminder of the event and hold deep cultural significance for the Nisga'a Nation, whose oral histories preserved the story long before it was recorded by scientists.

European settlement in the Rosswood area began in the early to mid-20th century, largely tied to logging, small-scale farming, and transportation development along what is now the Nisga'a Highway. Early homesteads were carved from dense forest, and many properties today reflect those original clearings and family holdings. Over time, Rosswood evolved into a quiet rural community known for its self-reliance, strong local ties, and close connection to the surrounding wilderness—a landscape shaped both by ancient volcanic forces and generations of people who chose to make it home.

MAP REFERENCE

54°51'21.32"N and 128°47'38.74"W

SERVICES

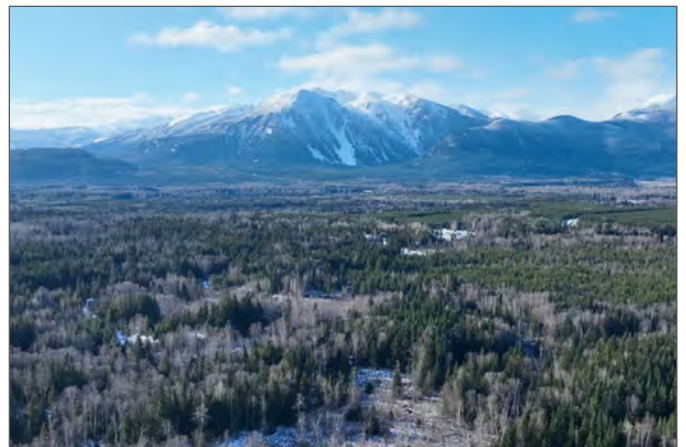
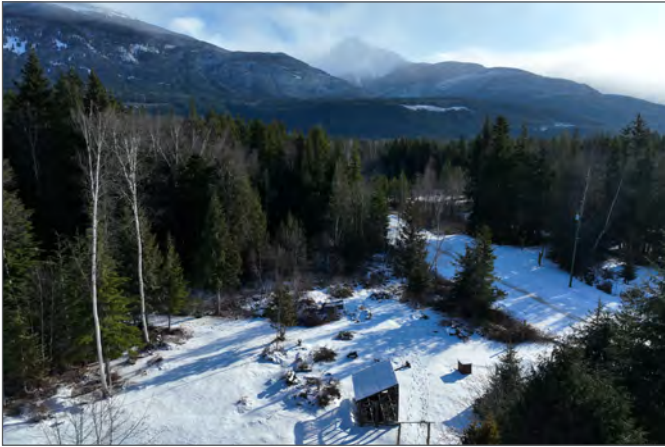
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- Electricity
- Septic system

LEGAL

LOT 4 DISTRICT LOT 438 RANGE 5 COAST
DISTRICT PLAN 7758

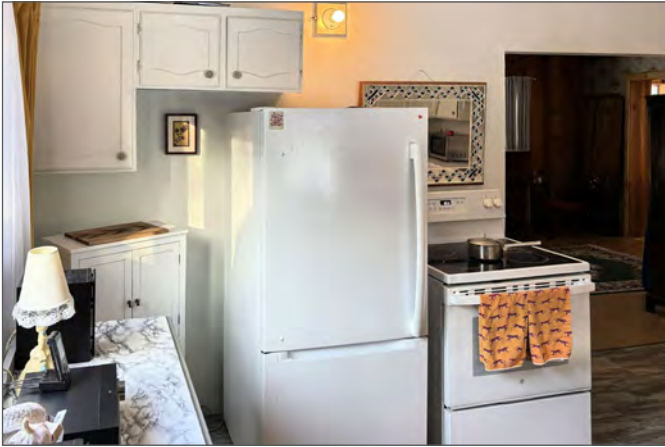
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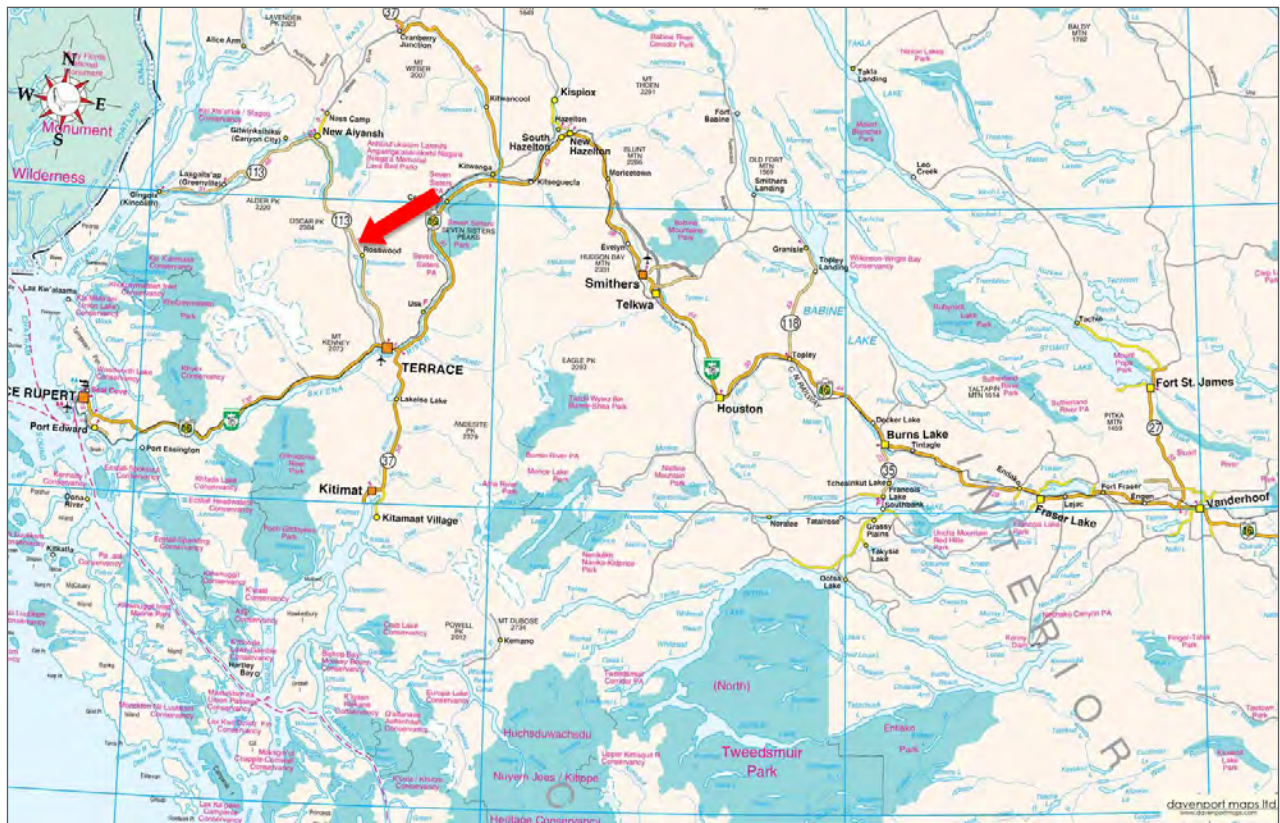


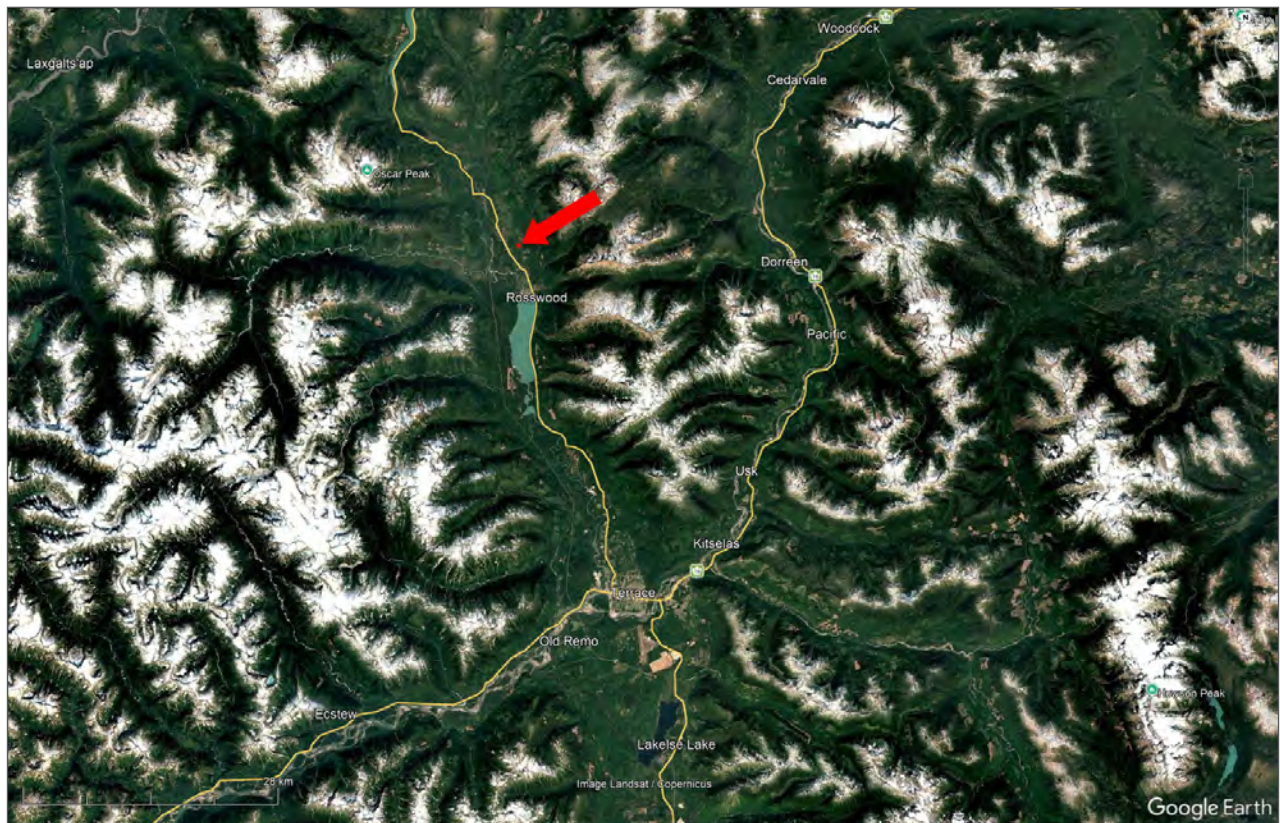
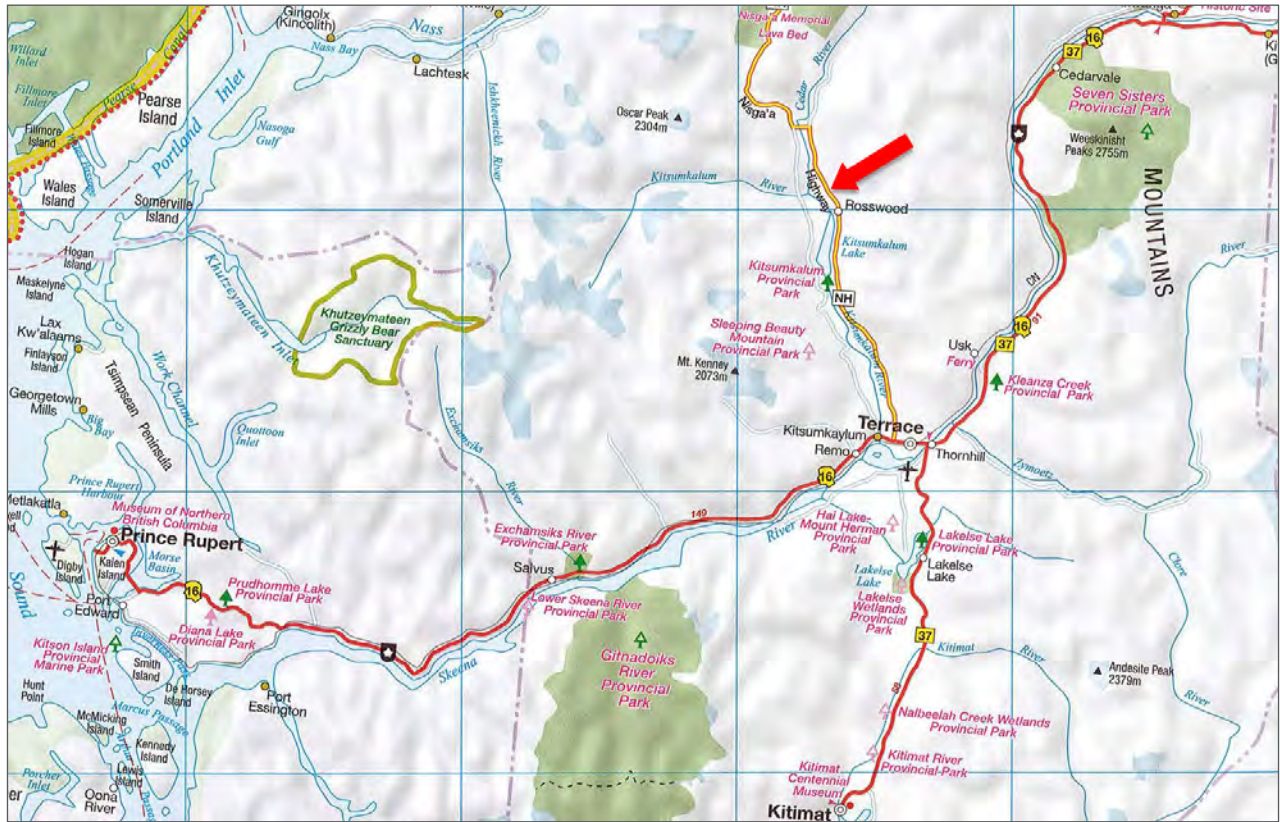


















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