



**11.21 Serviced Acres Just 8 km
from Downtown Bella Coola**



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PROPERTY DETAILS

Listing Number:	25184
Price:	\$249,000
Taxes (2025):	\$917.01
Size:	11.21 acres

DESCRIPTION

This 11.21-acre property in the heart of Bella Coola offers an incredible opportunity to build your dream home or create a self-sufficient lifestyle in a stunning natural setting. The land is level and well-treed with mature coastal timber, offering multiple private building sites and excellent sun exposure. A year-round creek defines the northern boundary, adding beauty and a sense of peaceful seclusion. The rich soil makes this property perfect for gardening or developing a small hobby farm. Community water, hydro, and good road access are already in place, making it easier to start your project.

Several small outbuildings are included, and although there is an old house on site, it is scheduled for demolition and will be removed prior to closing. A septic system exists but has not been verified. This is a rare opportunity to own acreage that combines privacy, natural beauty, and a convenient central location—close to amenities, yet surrounded by world-class fishing, hiking, and outdoor adventure in every direction. Whether you're seeking a quiet retreat or a productive rural lifestyle, this property is ready for your vision.

LOCATION

860 Mackenzie Highway 20 - Bella Coola, BC

This stunning property is in a prime, central location just 6 km from downtown Bella Coola, 8 km to the government wharf and 10 km to Hagensborg. The home is less than 10 minutes from the airport with 1-hour daily flights to and from Vancouver on Pacific Coastal Airlines. It is also situated in a perfect location for guests arriving or leaving on the Discovery Coast Passage Ferry.

DIRECTIONS

From Williams Lake, travel Highway 20 west for 477 km. This highway will take you over the Chilcotin Plateau, into Tweedsmuir Provincial Park and down "The Hill" dropping 1,400 metres into the scenic Bella Coola Valley. You then travel alongside the breathtaking Atnarko and Bella Coola Rivers, through the community of Hagensborg. Just a short 10 km further, you will find the beautiful home on the left side of the highway. Drive another 6 km and you enter the town of Bella Coola. The small community of Bella Coola is located where the beautiful Bella Coola River flows into the Pacific Ocean.

AREA DATA

The Bella Coola community is remote in nature and contains a population of approximately 2,000 people. The primary geographical structure of the community, both in terms of physical structures and population distribution is the long, narrow valley. The Chilcotin Highway 20 stretches from the government wharf (on the Pacific Ocean), through the extent of the populated portion of the

valley, through Hagensborg and Firvale before climbing to the Chilcotin Plateau. The entire population of the community lives on either side of this road or very near to it.

Both Bella Coola and Hagensborg have essential services including retail outlets for groceries and hardware, gas stations and repair shops, Canada Post offices, gift shops, and places to purchase fishing/hunting licences. Banking can be done at the Williams Lake & District Credit Union in Bella Coola; ATMs are located at the Hagensborg Shop Easy, the Credit Union and the Bella Coola General Hospital. The Bella Coola General Hospital has a walk-in clinic and a pharmacy. Bella Coola/Hagensborg also offer an outdoor rink, an outdoor public pool, an organic market, a vet clinic, as well as numerous arts, gifts and coffee shops.

The Nuxalk Nation is the Indigenous community in Bella Coola, with deep cultural roots in the region. Their traditional territory spans forests, rivers, and ocean waters, supporting a way of life centered on fishing, hunting, and artistry. The Nuxalk people actively preserve their language, traditions, and governance while engaging in local economic and conservation efforts. Bella Coola, at the heart of their territory, offers a gateway to the Great Bear Rainforest and a glimpse into their rich heritage.

RECREATION

In the Bella Coola Valley, you will find an abundance of fresh water, fresh air, wildlife and outdoor recreation. During the winter months, you can enjoy cross-country skiing, snow machining, snowboarding or skiing on the local hill in Tweedsmuir Park, skating at the outdoor rink or taking part in the weekly volleyball and basketball games. Summers are filled with hiking the many trails, kayaking or fishing in the rivers or ocean, horse riding, biking, rock climbing, or just taking a dip in the refreshing pools along the river. There is something here for every outdoor enthusiast.

Belarko Bear viewing has also been created by BC Parks. The station is located at a prime grizzly feeding spot on the Atnarko River. The station is open and staffed from mid August to mid October, when bears are active along the river banks. The Great Bear Rainforest on the central coast of British Columbia is a world-renowned wilderness eco-tour destination. It is one of the world's few remaining old-growth temperate rainforests. It is also the home of coastal wolves, black bears, grizzlies and the unique Kermode "Spirit Bear."

In recent years, the mountainous terrain around (and accessible from) the Bella Coola Valley has become a publicized destination for heli-skiing, with a number of skiing movies filmed in the area, and local companies advertising access to 1.5 million acres (6,100 km²) of terrain.

Bella Coola offers a well-known music festival on the third weekend of July, as well as a rodeo on July long weekend and a fall fair in September.

MAP REFERENCE

52°21'58.83"N and 126°41'23.12"W

SERVICES

- Community water
- Cell service
- BC Hydro
- Septic - original septic from house is there but cannot confirm if it needs to be replaced, etc.

ZONING

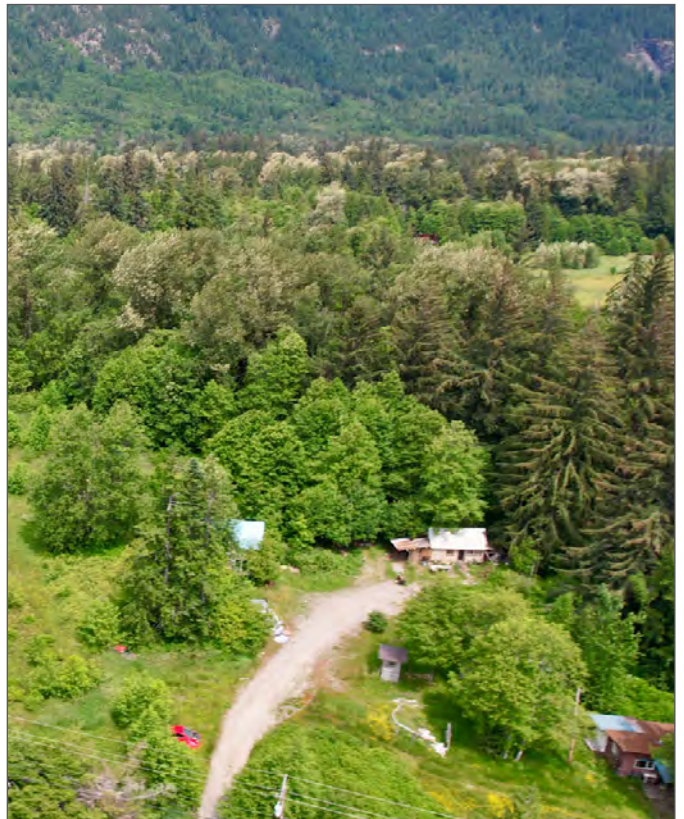
A1 Agricultural Central Coast Regional District

LEGAL

LOT 3, SECTION 31, TOWNSHIP 1, RANGE 3, COAST DISTRICT, PLAN 3672, EXCEPT PART IN PLAN 10895 - PID 006-185-380



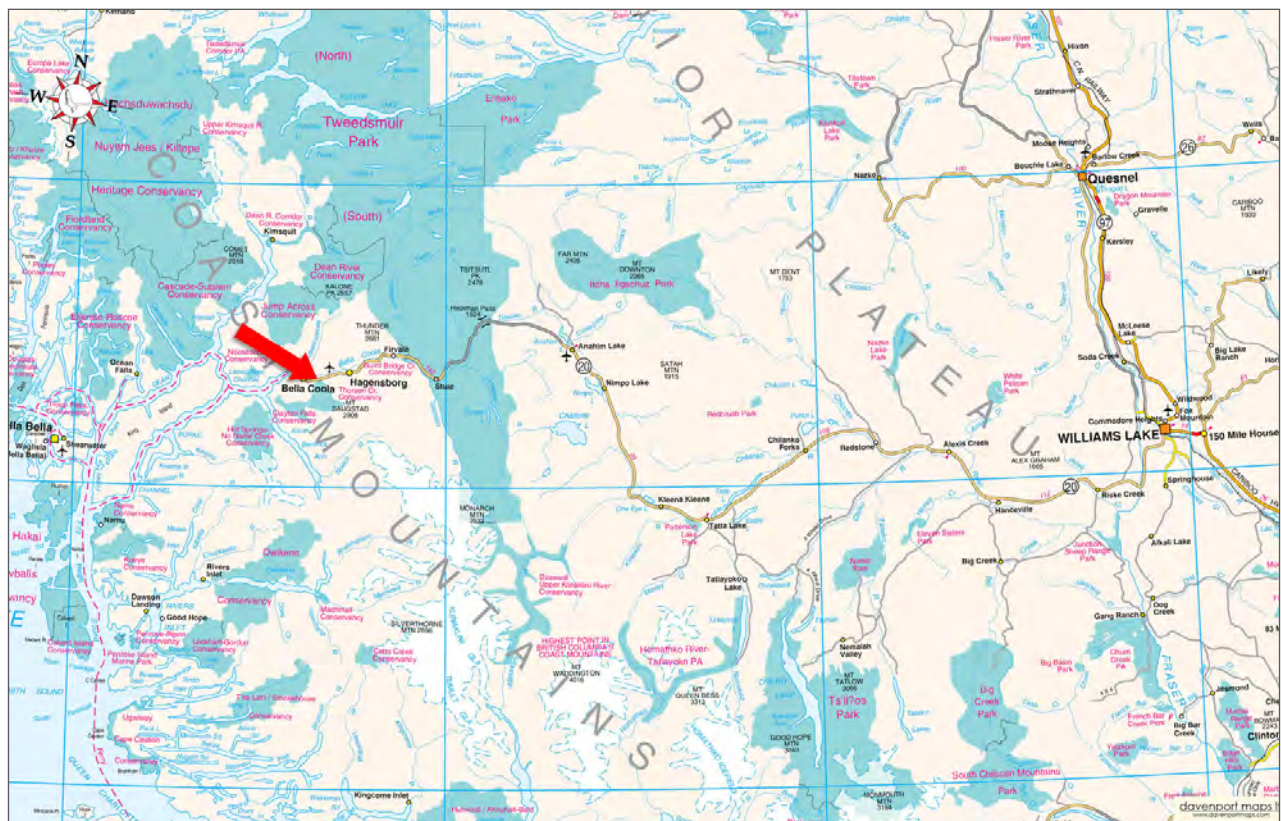


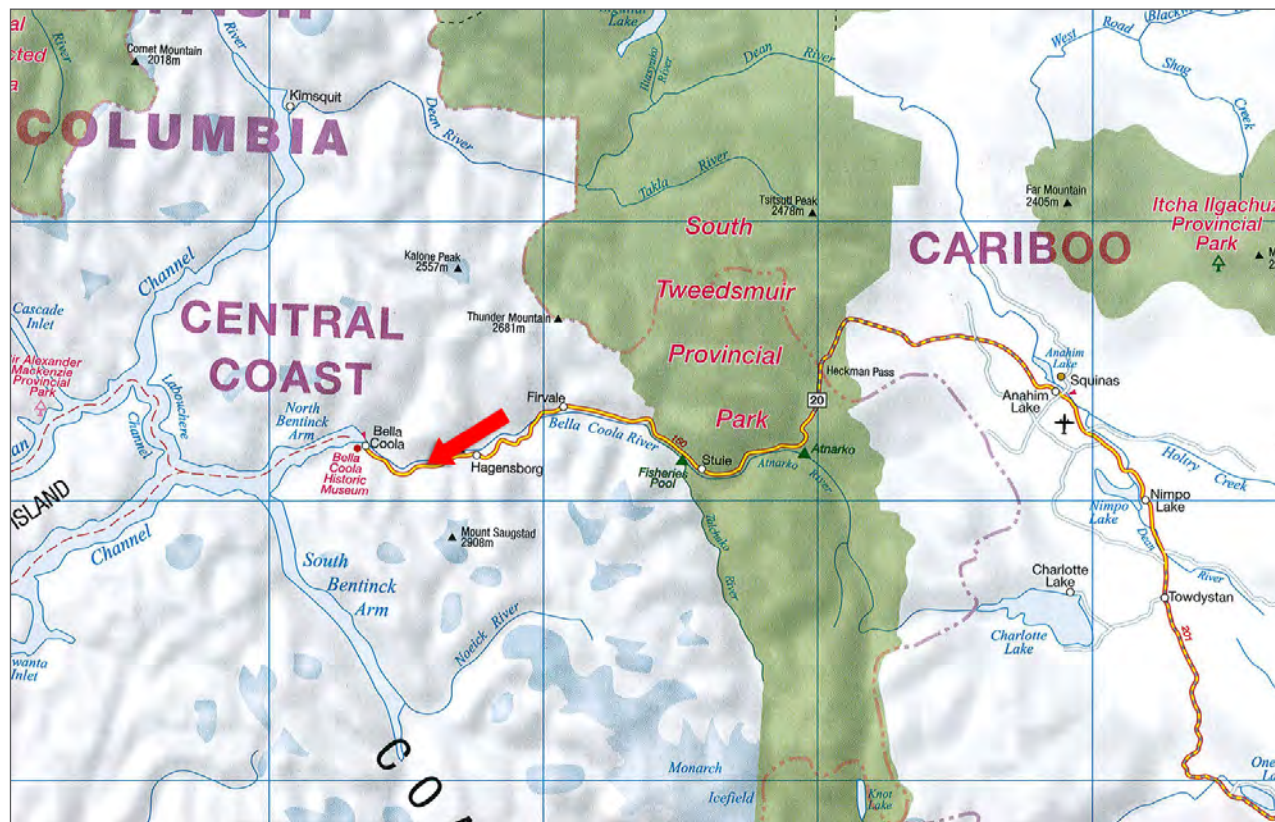


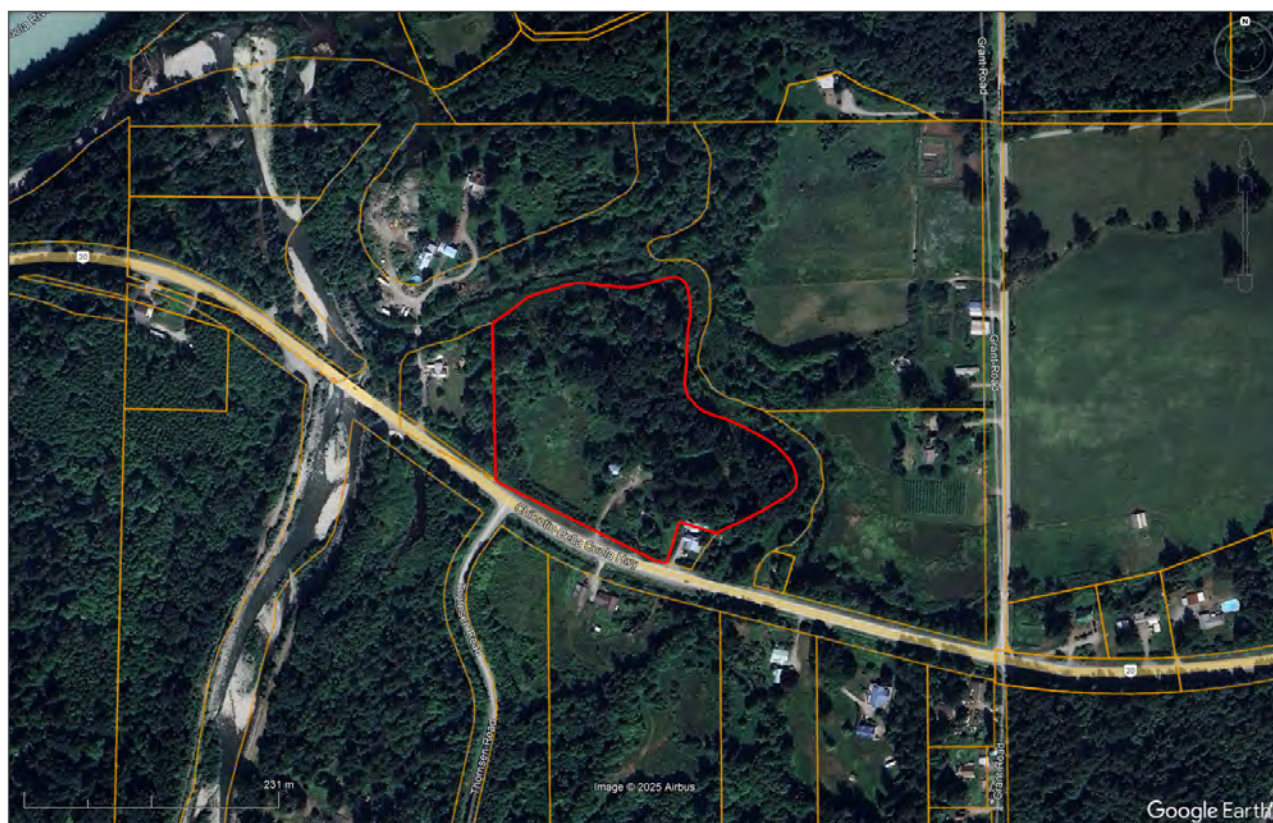


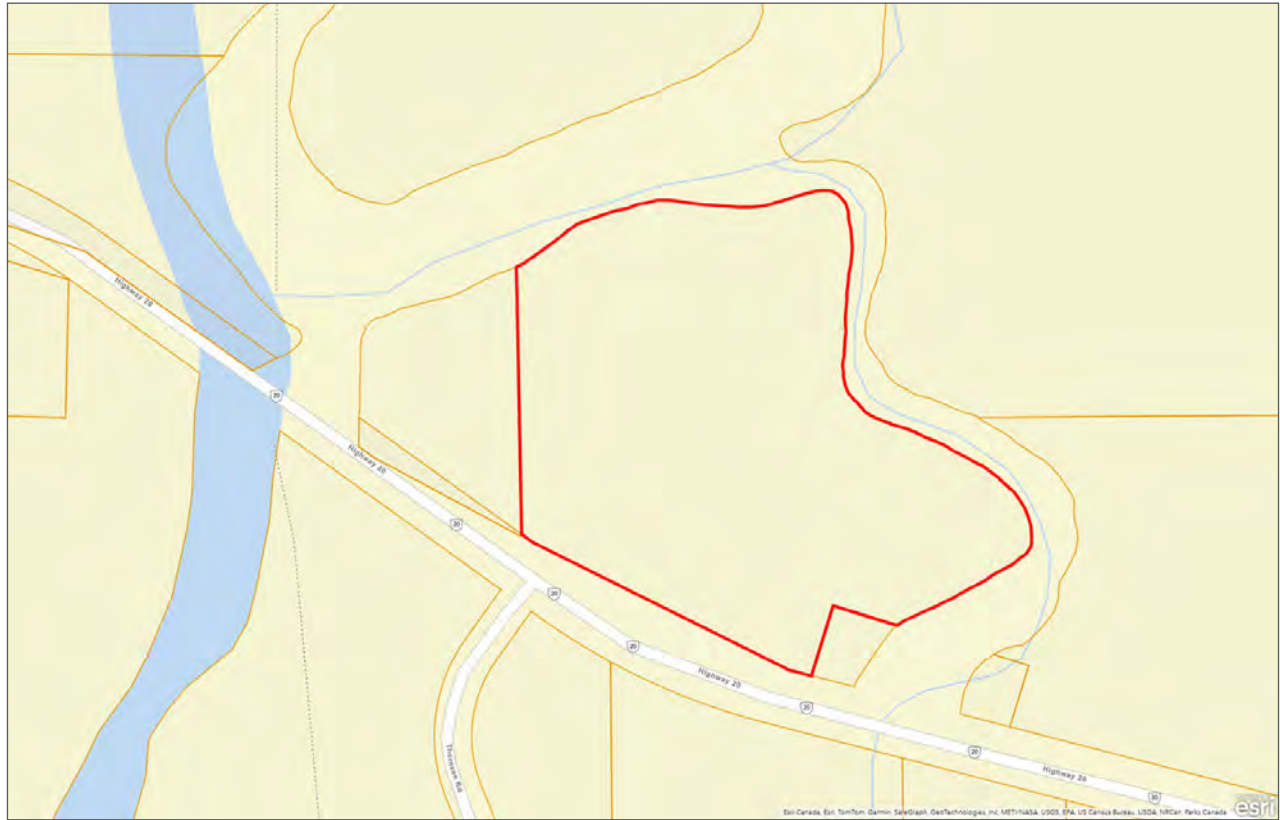












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