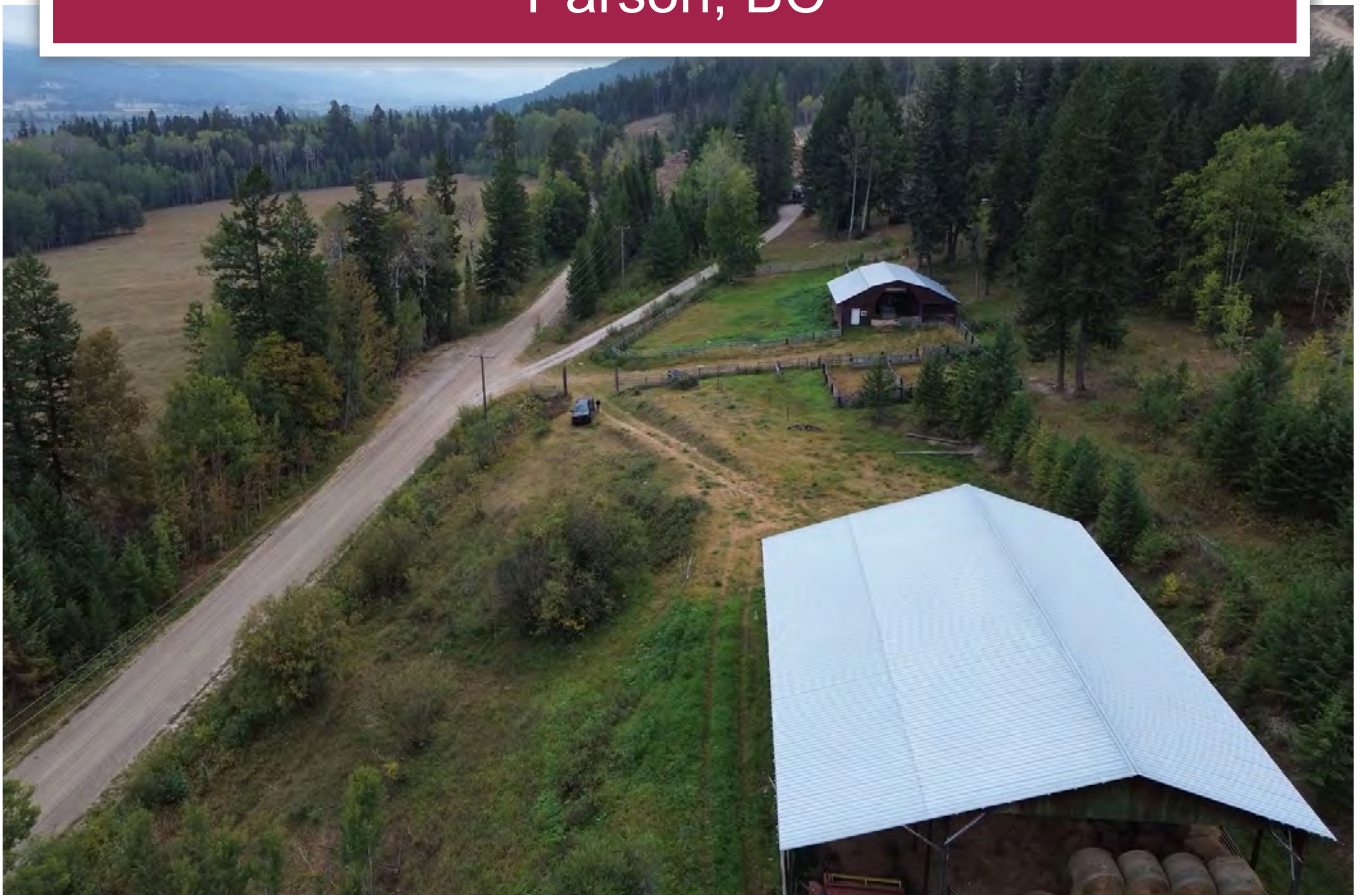




160 Acres on the Columbia River

Parson, BC



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PROPERTY DETAILS

Listing Number:	25258
Price:	\$1,190,000
Taxes (2025):	\$3,651.55
Size:	160 acres
Zoning:	No zoning

DESCRIPTION

This exceptional 160-acre property offers the perfect combination of privacy, natural beauty, and versatility, all set against the stunning backdrop of the Columbia River and sweeping views of the towering Rocky Mountains. Located just minutes from Parson and only 30 minutes to Golden, or 45 minutes to Radium Hot Springs, this is a rare opportunity to own a riverfront quarter section in one of British Columbia's most scenic valleys.

Backing onto the Columbia River, the land offers remarkable valley views across expansive wetlands. The surrounding area is a balanced mix of forest, open fields, wetlands, and agricultural land, creating an ideal setting for farming, ranching, or recreational use. Wildlife is abundant with deer, moose, bear and elk in the area with the peaceful natural environment offering a true sense of rural seclusion without sacrificing access to nearby amenities.

The property has seen recent logging, which has resulted in multiple new access routes and internal

roadways improving access throughout the parcel and enhancing future development potential. There is approximately 35-acre hay field on the north of Sanborn Road along the Columbia wetlands that has previously been hayed, although in recent years it has primarily been used for grazing. It's fully fenced, making it well-suited for grazing cattle or horses. The property has no zoning, however it is located within the ALR.

The main residence is a spacious rancher built in 1979, offering a cozy 2,000+ sq. ft. of living space with 5 bedrooms, 2.5 bathrooms, large windows, large decks, fireplace, wood and electric heat. Includes a wraparound deck, a covered carport, and mature landscaping that adds to the charm of the setting. A nearby storage shed provides additional functionality and storage.

Supporting the ranch's operations are two large outbuildings with metal roofs: a hay and equipment shed estimated at 60' x 80', and a 40' x 60' barn with attached fenced corrals for efficient livestock handling. These structures offer ample space for equipment, feed, and animals, adding to the property's value and versatility.

Water for the property is supplied by a spring which has always provide ample water. Whether you're looking to establish a hobby farm, develop a recreational retreat, or simply enjoy the serenity of life along the Columbia River, this property delivers exceptional potential in a truly beautiful location.

LOCATION

3918 Sanborn Road - Parson, BC

DIRECTIONS

To get to Parson from Vancouver and the Lower Mainland via the Trans-Canada Highway (Highway 1) typically takes 8.5 to 9.5 hours, depending on traffic and weather. The route goes east through Chilliwack, Hope, and Kamloops, then continues through Revelstoke and Rogers Pass before dropping into Golden and then south on Highway 95 for about 25 km to Parson.

An alternative is to fly from Vancouver to Calgary International Airport, which takes about 1 hour and 20 minutes by air, and then rent a car and drive west through Banff and Yoho National Parks to Golden, then south to Parson. That drive is around 280 km and usually takes 3 hours. For many travelers, this flight-plus-drive option is faster overall, especially if avoiding a full day of driving through the mountains.

AREA DATA

Parson is a small, unincorporated community nestled on the east bank of the Columbia River in the Columbia Valley, roughly 35 km southeast of Golden. Parson's amenities include a general store/post office, a multi-purpose recreation park outfitted with a playground, skating rink, picnic areas, and sports courts. Locals speak fondly of the scenic views sweeping over the Columbia Valley and the Purcell Range and often emphasize how the area serves as a welcoming base for both summer and winter outdoor adventures—from fishing and skiing to small-town charm.

Golden is about 32 kilometres north of Parson, which works out to roughly a 20-minute drive along Highway 95. Nestled amid towering mountain ranges and five national parks, Golden benefits from its prime location in the Rocky Mountain Trench, at the meeting point of the Columbia and Kicking Horse Rivers. Locals often describe the town as hardworking and blue-collar in spirit—rooted in industries like rail and forestry—yet increasingly vibrant thanks to tourism and the ski

resort. Community-mindedness is a hallmark: residents praise the dependable essential services and active cultural programs.

RECREATION

Parson and Golden offer a wide variety of recreational opportunities that shift with the seasons yet always take full advantage of the spectacular mountain, river, and forest landscapes of the region.

In the summer, both areas offer a ton of water-based and mountain activities. Around Golden, the confluence of the Kicking Horse and Columbia Rivers attracts whitewater rafting and kayaking, while the Columbia River wetlands offer gentler paddling and wildlife watching opportunities. Cedar Lake is popular for swimming and boating, and the area's trail networks—from the accessible Rotary Trails through town to more challenging mountain-bike and hiking trails (including downhill on Mount 7, cross-country Moonrakers, and CBT trails)—give outdoor adventurers plenty to choose from.

Near Parson, places like Mitten Lake, Bittern Lake, Nine Bay Lake, Summit Lake and Little Mitten Lake offer camping, boating, and fishing opportunities, with many of them stocked trout lakes or with docks and launches. The Parson Community Recreation Park is open year-round, but in summer you'll find a baseball/softball diamond, tennis court, basketball, beach volleyball, playground, and picnic shelters.

In Golden there is a 25-metre, six-lane outdoor swimming pool, tennis and pickleball courts, parks, playing fields, disc golf, spray parks and the Mount 7 Rec Plex for indoor sports.

As summer tourism winds down, the region turns to quieter pursuits. The lakes and rivers remain open for paddling or fishing until the weather makes access difficult or ice forms. Trails—especially among the lower elevations—offer vibrant fall foliage seasons for both hiking and mountain



biking. Fishing continues to be popular, especially for trout in smaller alpine and bench-area lakes. Winter transforms both Golden and Parson into winter adventure hubs. At Parson Community Recreation Park the regulation-sized outdoor rink and adjacent sledding hill, complete with lights, a warming hut, and fire-pit, make for popular local gathering spots.

Around Golden, the abundant snow enables downhill skiing and snowboarding at Kicking Horse Mountain Resort, as well as backcountry touring, heli-skiing, and snowmobiling over hundreds of kilometres of groomed trails. Nordic skiing and ice-climbing are also available in the surrounding alpine terrain.

Melting snow in Spring opens up trails and backcountry routes for hiking and mountain biking,

while rivers swell with runoff—ideal for rafting and kayaking (although caution is needed when flows are high). Fishing opens on lakes and rivers, and the trails gradually thaw for access into alpine meadows.

Golden sits near the gateways to six National Parks (Yoho, Kootenay, Banff, Jasper, Glacier, and Mount Revelstoke), offering hiking through canyons and waterfalls, camping, hot springs (such as Radium Hot Springs in Kootenay National Park), scenic viewpoints, and wildlife viewing. Marl Creek Provincial Park lies just 25 km north of Golden and offers more low-elevation natural areas for day hikes and picnicking. Hamber Provincial Park, further to the north, protects pristine wilderness and alpine lakes, appealing to seasoned hikers and backcountry campers.



HISTORY

Parson was originally known as “Columbia Valley” and developed in the late 1800s as a small but important stop along the Columbia River transportation route. Paddlewheelers once carried freight and passengers up and down the river, and Parson served as a hub for riverboat travel and trade, connecting isolated homesteads and logging camps with Golden and beyond. When the Columbia Valley was surveyed, the community became a focal point for settlers drawn by the fertile benchlands and access to timber.

The settlement was renamed Parson in 1912 after Henry George Parson, a local Member of the Legislative Assembly and prominent businessman who championed development in the Columbia Valley. Logging, milling, and small-scale farming shaped the economy through the early 20th century, and though the riverboats eventually disappeared, Parson remained a close-knit rural community with ties to both agriculture and forestry. Today, it reflects its frontier roots while serving as a quiet residential and recreation-oriented area just south of Golden.

MAP REFERENCE

51° 2'56.68"N and 116°38'8.26"W

BOUNDARIES

Please see the mapping section, all boundaries are approximate.

SERVICES

- Power
- Septic
- Shallow well
- Phone
- Internet

IMPROVEMENTS

Spacious rancher built in 1979, offering a cozy 2,000+ sq. ft. of living space with 5 bedrooms, 2.5 bathrooms, large windows, large decks, fireplace, wood and electric heat. Includes a wraparound deck, a covered carport, and mature landscaping that adds to the charm of the setting.

Storage shed provides additional functionality and storage.

Two large outbuildings with metal roofs: a hay and equipment shed estimated at 60' x 80', and a 40' x 60' barn with attached fenced corrals for efficient livestock handling.

LEGAL

THE NORTHEAST QUARTER OF SECTION 18
TOWNSHIP 24 RANGE 19 WEST OF THE 5TH
MERIDIAN KOOTENAY DISTRICT

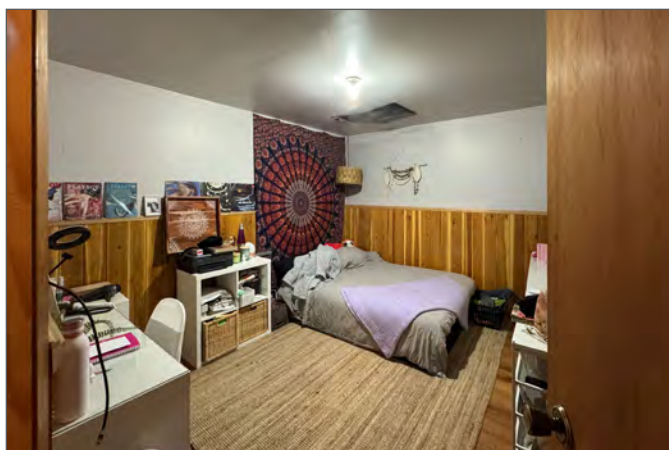
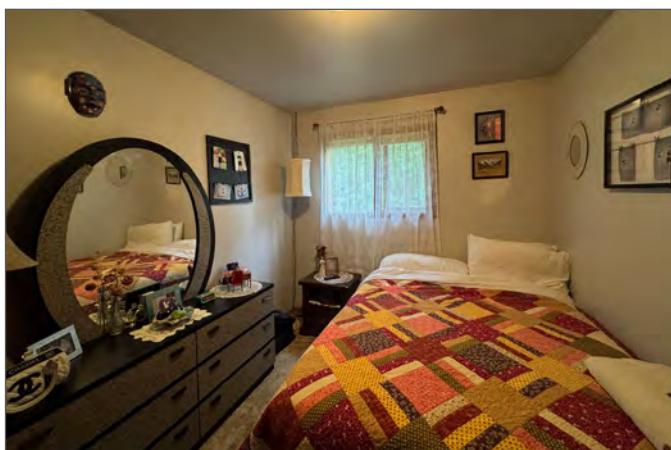
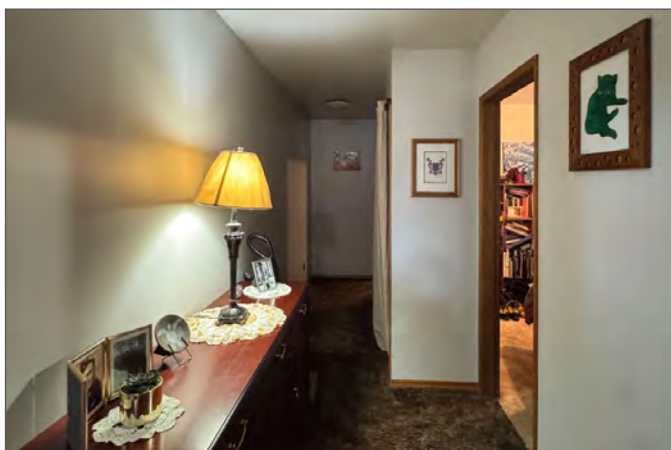
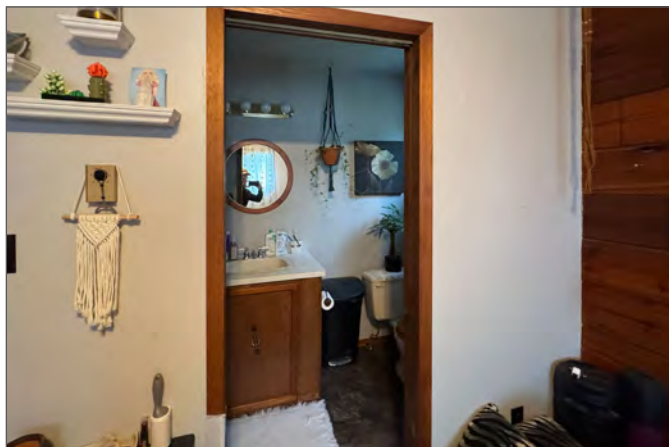
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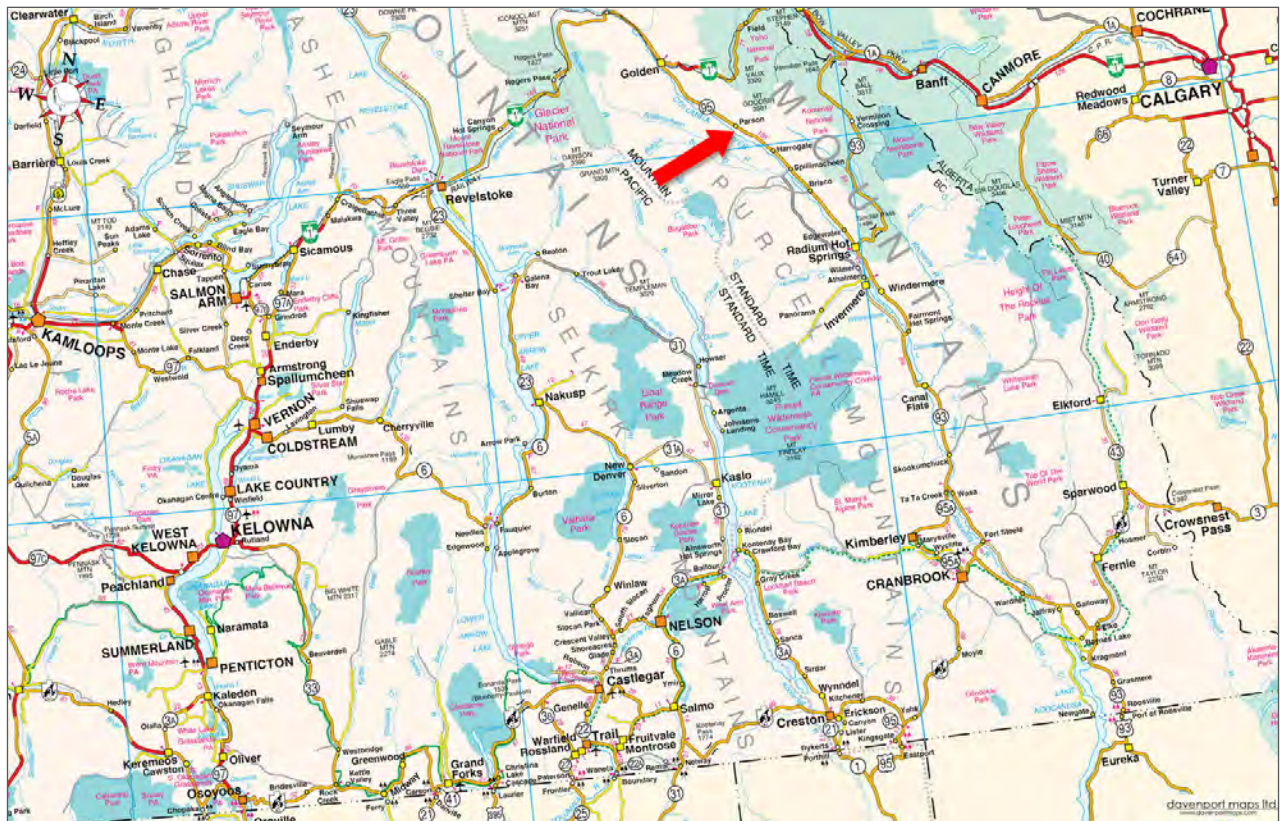
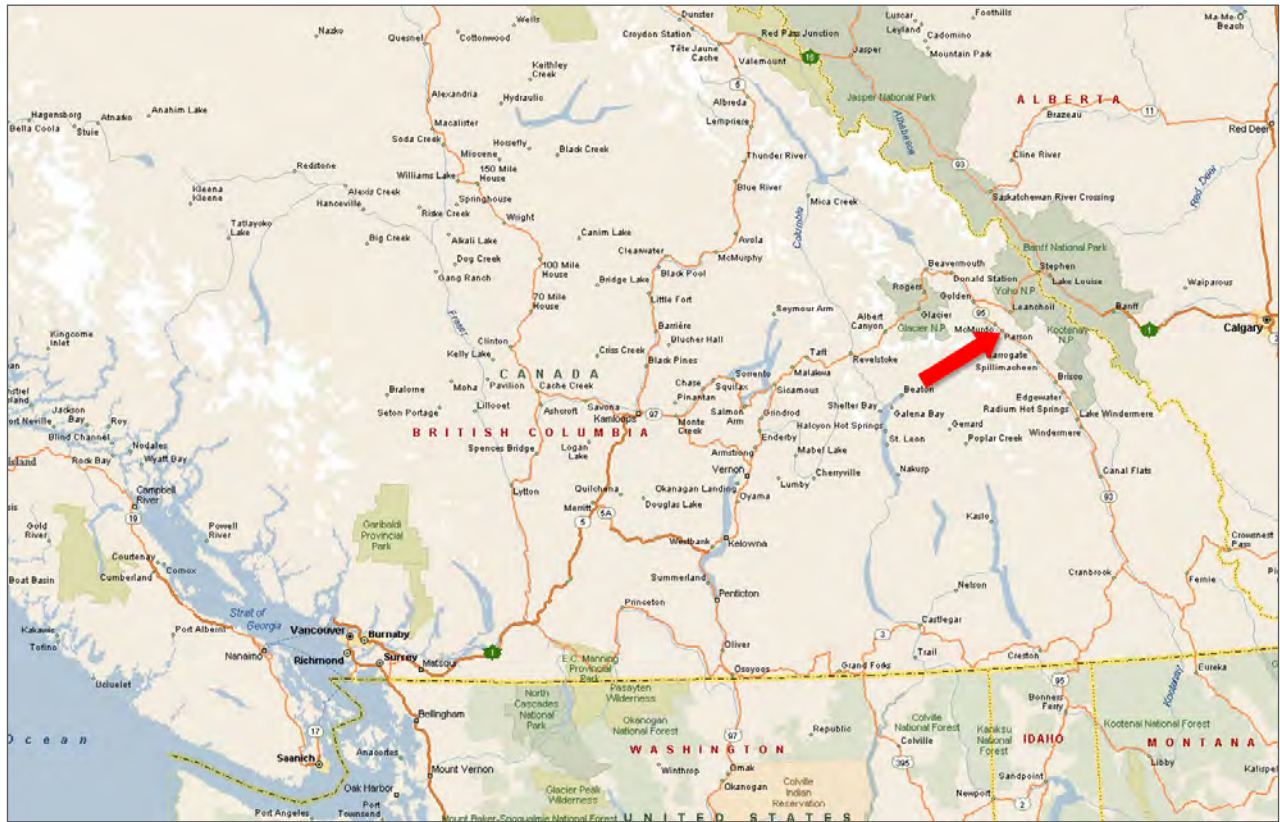


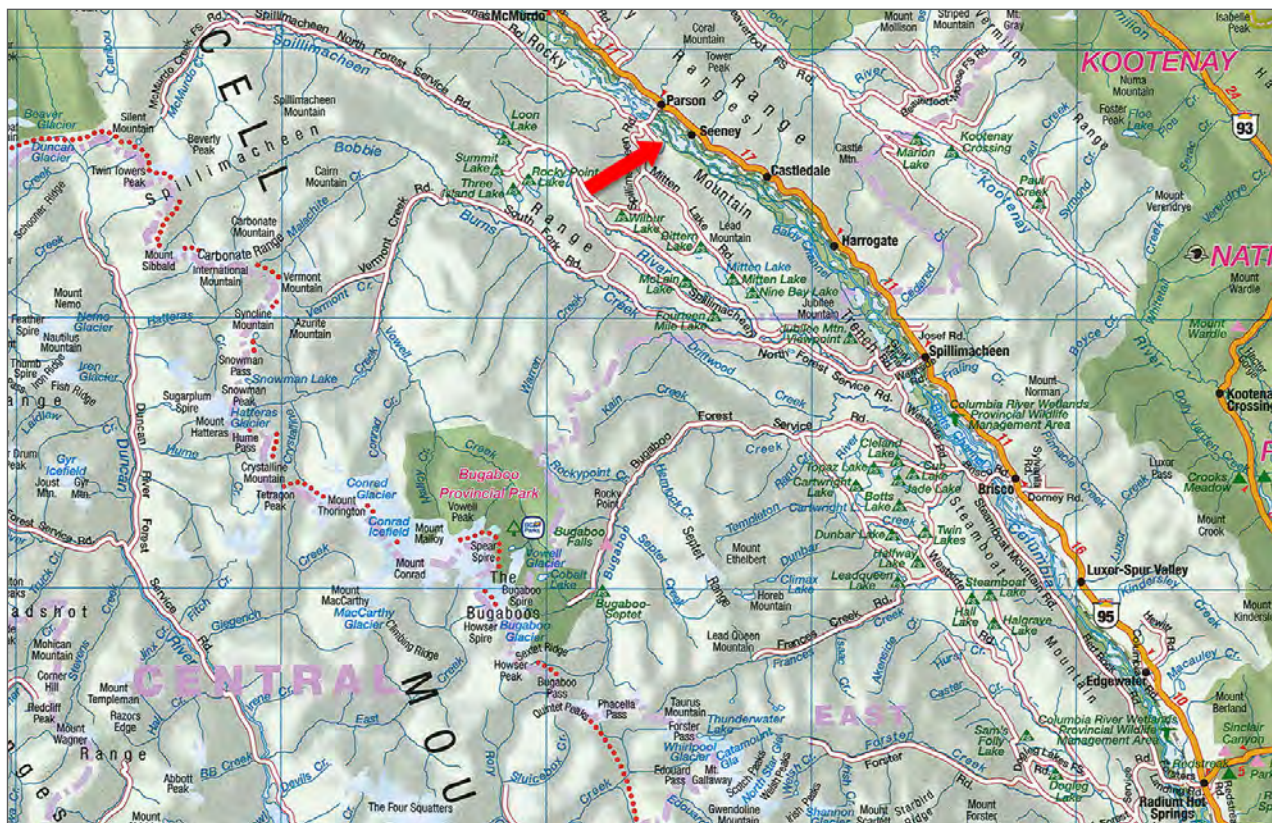
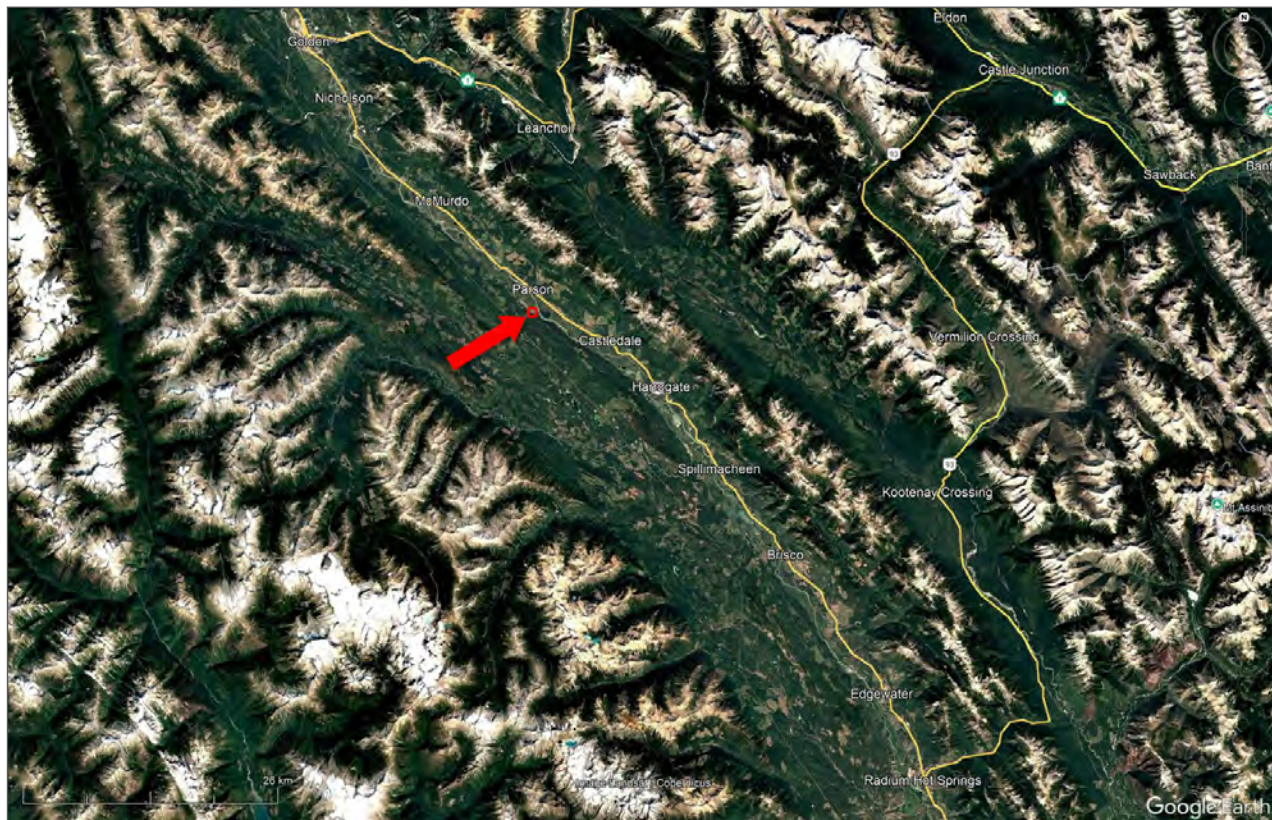


















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