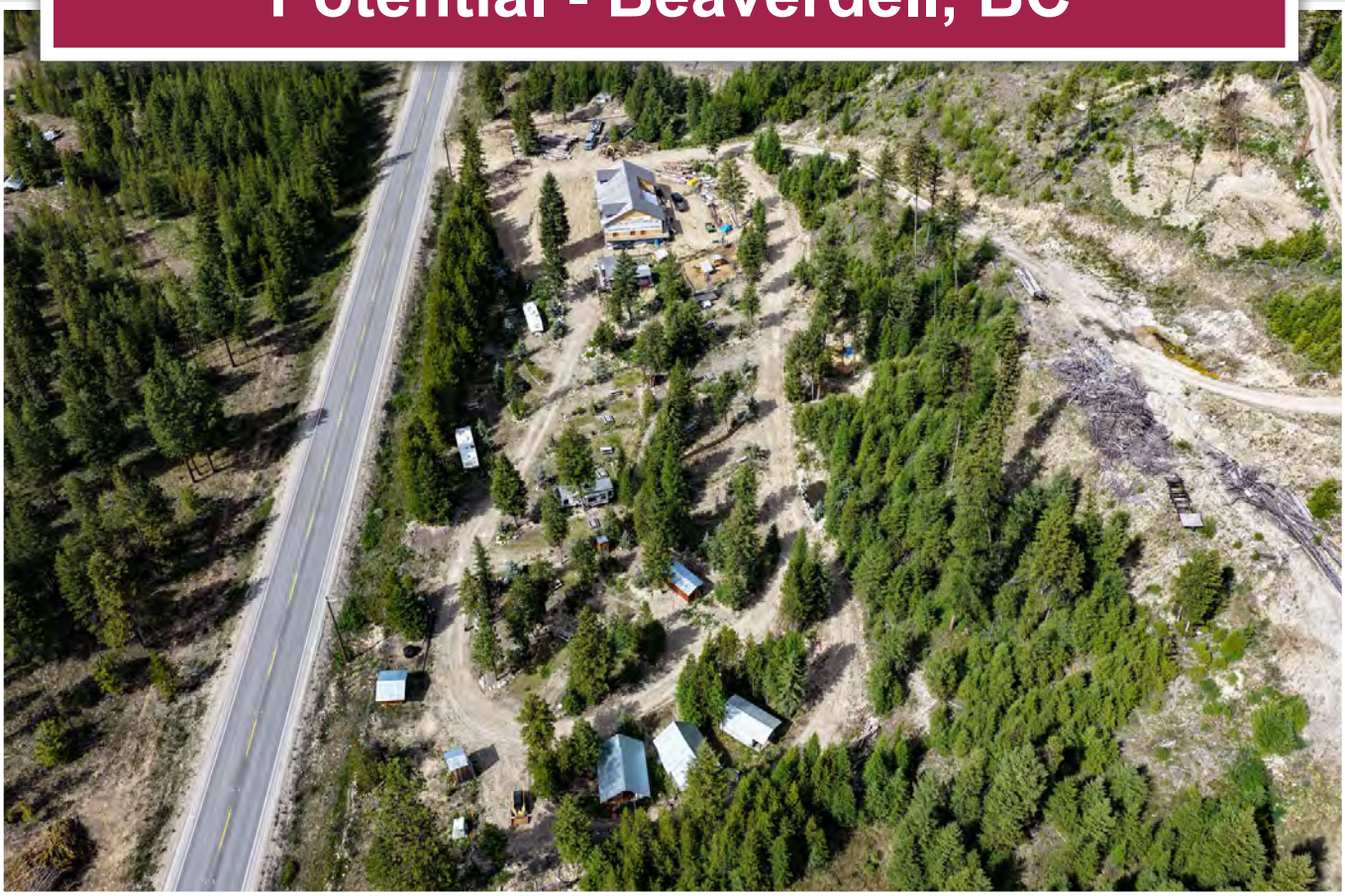
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23.8 Acre RV Park with Development Potential - Beaverdell, BC



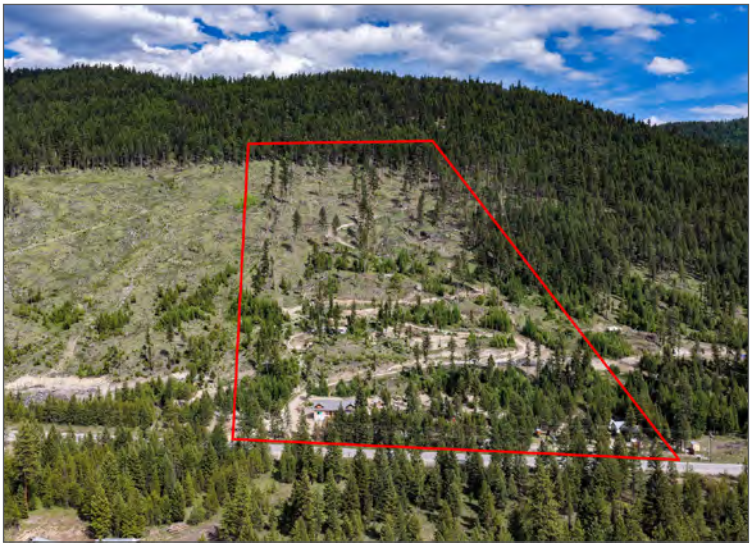
Robert Armstrong
BC Land Team
bcland@landquest.com
(250) 307-6457

Yousuf Jaddoa
BC Land Team
bcland@landquest.com
(250) 300-8902

Sam Hodson
Personal Real Estate Corporation
sam@landquest.com
(604) 809-2616

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23.8 Acre RV Park with Development Potential

Beaverdell, BC

PROPERTY DETAILS

Listing Number:	26157
Price:	$999,000
Taxes:	$8,656.69
Size:	23.8 acres

DESCRIPTION

An established 21-site RV park on 23.8 unzoned acres, set on a sunny west-facing slope just south of the township, with the costly infrastructure already in the ground. Run it as it stands or take it in a new direction.

Seller financing may be available to qualified buyers.

The 21 serviced RV sites each have water and power. Each angled site is tastefully landscaped and separated with a variety of trees, shrubs and flowers.

For those seeking income-producing or recreational opportunities, the sites offer tremendous flexibility for cabins, camping, RV accommodations, employee housing, or future tourism-related development.

Property services include a highly productive well and A 1,400-amp service runs to the property, enough to power a multitude of buildings, with underground water and electrical installed through the property. That investment in servicing could save a future owner years of planning, permitting and construction costs.

At the heart of the property stands a substantial engineer-designed two-storey structure, completed to lockup, less windows. Original plans envisioned a reception area, restaurant, gift shop, office areas and washrooms, and there is potential to convert the structure into a residence. The upper floor is framed where structurally necessary, allowing future plans to be added or modified. Large framed window openings facing westward will allow plenty of sunlight to bathe the interior. Plans were approved and constructed to meet building codes and engineering requirements. The metal gable roofline is accented with two large dormers and port roof to complement the building's roadside appeal.

A tiny home beside the main structure offers immediate accommodation and has two entry points. The front deck entrance leads into a central area with surrounding sitting and eating area, kitchen, bathroom, bed, and stairway to a private overhead loft with a sleeping area. An additional large room provides storage and exits onto another small deck. The front deck is a comfortable size to barbecue and lounge outdoors.

This area of the Regional District of Kootenay Boundary is currently not zoned, providing flexibility for a new vision or completion of the current model, subject to provincial and regional regulations. Ideas could include cabins or glamping, a hobby farm or equestrian facility, agricultural pursuits, a retreat centre, or repurposing the main building into a residence.



Part of the upper portions of the property are already road accessible and showcase breathtaking panoramic views of the Kettle River Valley, the surrounding mountains, the Kettle Valley Rail Trail, and the picturesque countryside. Positioned along scenic Highway 33, the gateway between Kelowna, Big White, Beaverdell, Idabel Lake, Hydraulic Lake and Kettle River Provincial Park, the property enjoys excellent year-round visibility along with convenient access to some of British Columbia's most sought-after outdoor recreation.

Properties offering this combination of acreage, infrastructure, development flexibility and strategic location rarely become available. Whether you are an entrepreneur, an investor, or someone searching for an extraordinary place to build a lasting legacy, this is a rare chance to step into a serviced property with the hard work already done.

LOCATION

5550 Highway 33 - Beaverdell, BC

DIRECTIONS

Drive south from Beaverdell for 2.8 km (3 minutes), turn left onto the property.

AREA DATA

The quiet community of Beaverdell lies within Boundary Country, stretching along BC's southern edge in the Thompson-Okanagan Region between Osoyoos and the Kootenay Rockies. Access to this small settlement is via Highway 33 from Kelowna or the scenic Crowsnest Highway 3 from Vancouver and Calgary.

Beaverdell, surrounded by Crown land, offers four season access to trails, rivers and outdoor

recreation. This prime location provides a natural basecamp for hunting, fishing, snowmobiling, wildlife viewing, and rustic backcountry camping. Trails wind through forested terrain and historic routes once travelled by stagecoach.

Seasonal food trucks and restaurants offer plenty of options to satisfy the appetite, from ice cream and pizza to gourmet breakfast and coffee. Combined with the general store, fuel station and overnight options, Beaverdell provides a convenient stop for refreshing, resting and refueling. This small community is further serviced with an elementary K-3 school, fairgrounds, waste transfer station and a fire department.

VEGETATION

The landscape surrounding Beaverdell and the Highway 33 corridor reflects the rich diversity of BC's Southern Interior. The property sits within a transition zone where the semi-arid valleys of the Okanagan give way to the wetter, forested terrain of the Boundary and Kootenay regions.

The west facing slope is dominated by open stands of ponderosa pine and Douglas fir, with scattered interior spruce appearing at higher elevations. The sunny aspect encourages a diverse understory of native shrubs including saskatoon berry, chokecherry, rose, and snowberry, which provide valuable habitat for birds and wildlife throughout the seasons.

Grasses and wildflowers flourish across the open sections of the acreage, transitioning into denser mixed forest on the upper slopes. Along the lower areas and road corridor, trembling aspen and birch add seasonal colour, their leaves turning brilliant gold in autumn.
The varied vegetation across the property contributes to its natural beauty and visual appeal year-round, providing a welcoming and well screened setting for the existing RV sites and structures.

RECREATION

Year-round activity beckons in Boundary Country with a smorgasbord of options. From laid back rivers and lakes to fish and float, technical mountain trails to bike and hike, this wildly varied region will fill the thirst for adventure and leave the spirit refreshed.

Crack out the ATV, e-bike, or snowmobile on over 1,400 kilometres of trails in surrounding mountains Big White, Baldy and Phoenix. This altitude playground entices all disciplines of skiers and boarders, tubers and snowshoers and, if more your style, hikers, campers and nature enthusiasts.

Roam free from the shores of Christina Lake to the peaks of Granby and Boundary Country's parks. Extensive connected trails provide for leisurely strolls, challenging hikes and wilderness campouts.

Most worthy of special mention, the iconic Trans Canada Trail along the Kettle Valley and Columbia and Western Rail Trail further fits the bill for exploring this vast countryside.

With plenty of water sports options, strap on a wakeboard, grab a paddle or find a restful sandy beach on Christina, Jewel, Idabel and Hydraulic Lakes. Cast a fishing line or take a leisurely float down the Kettle River.

Golfers can swing a club at the 18-hole championship Christina Golf Club, the Cascade Par 3 Club complete with a glow in the dark nighttime option, or alongside the ambling Kettle River Golf Course.

HISTORY

Boundary Country is shaped by its Indigenous heritage, mining roots, and pioneer settlers. Its location and beauty foster a vibrancy that celebrates its history, the arts and strong community connections to the land.

The Beaverdell area has long been recognized for its mineral wealth. The Beaverdell Mine, one of the highest grade silver mines in Canada, operated intermittently throughout the 20th century and played a defining role in shaping the character of this small community. Rich with natural resources and fertile ranch and farmland, farmers, ranchers, prospectors and pioneers made their way here, some drawn by the land and others by stories of silver and gold. They left a legacy of historical, cultural and heritage experiences that continue to define the region today.

Highway 33, which passes directly in front of this property, has served as a vital corridor through the southern interior for generations, connecting communities, resource industries and travellers between Kelowna and the Kootenays.

MAP REFERENCE

49°24’37.46”N and 119° 5’24.40”W

INVESTMENT FEATURES

This property’s lack of zoning within the Regional District of Kootenay Boundary is one of its most compelling attributes, providing a degree of flexibility rarely found in today’s market. A wide range of uses may be considered, subject to confirmation with the Regional District.

Potential uses include:

- Continuation and expansion of the existing RV park and campground operation
- Completion of the two-storey commercial building as a cafe, pub, restaurant, gift shop or reception centre
- Conversion of the main structure into a single-family dwelling or duplex
- Development of additional cabins or glamping accommodation
- Agricultural or hobby farm pursuits
- Industrial or light commercial operations
- Highway commercial use, capitalizing on the high-volume tourist traffic along Highway 33

The 1400 amp power service and high output well are substantial infrastructure assets that support a wide variety of development scenarios, including the addition of further structures on the upper road accessible slopes.

SERVICES

- High output well
- 1400 amp power service (designed to support all existing and future structures)
- 21 RV sites with individual water and power hookups

ZONING

No zoning (Regional District of Kootenay Boundary)

LEGAL

Lot 3 District Lot 3307 Similkameen Division Yale District Plan EPP34890

PID 029-816-629










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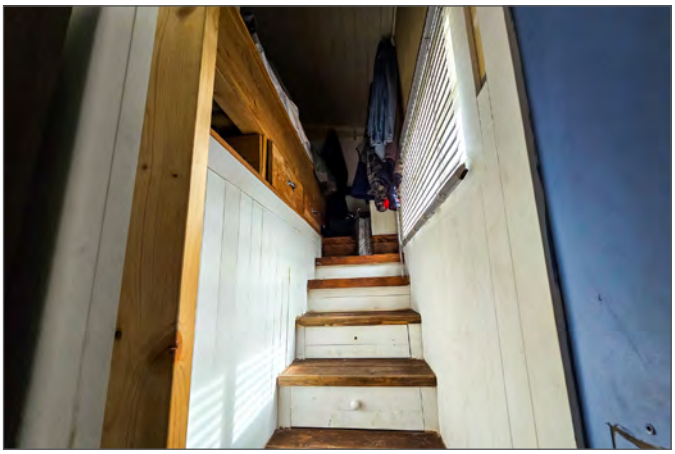


























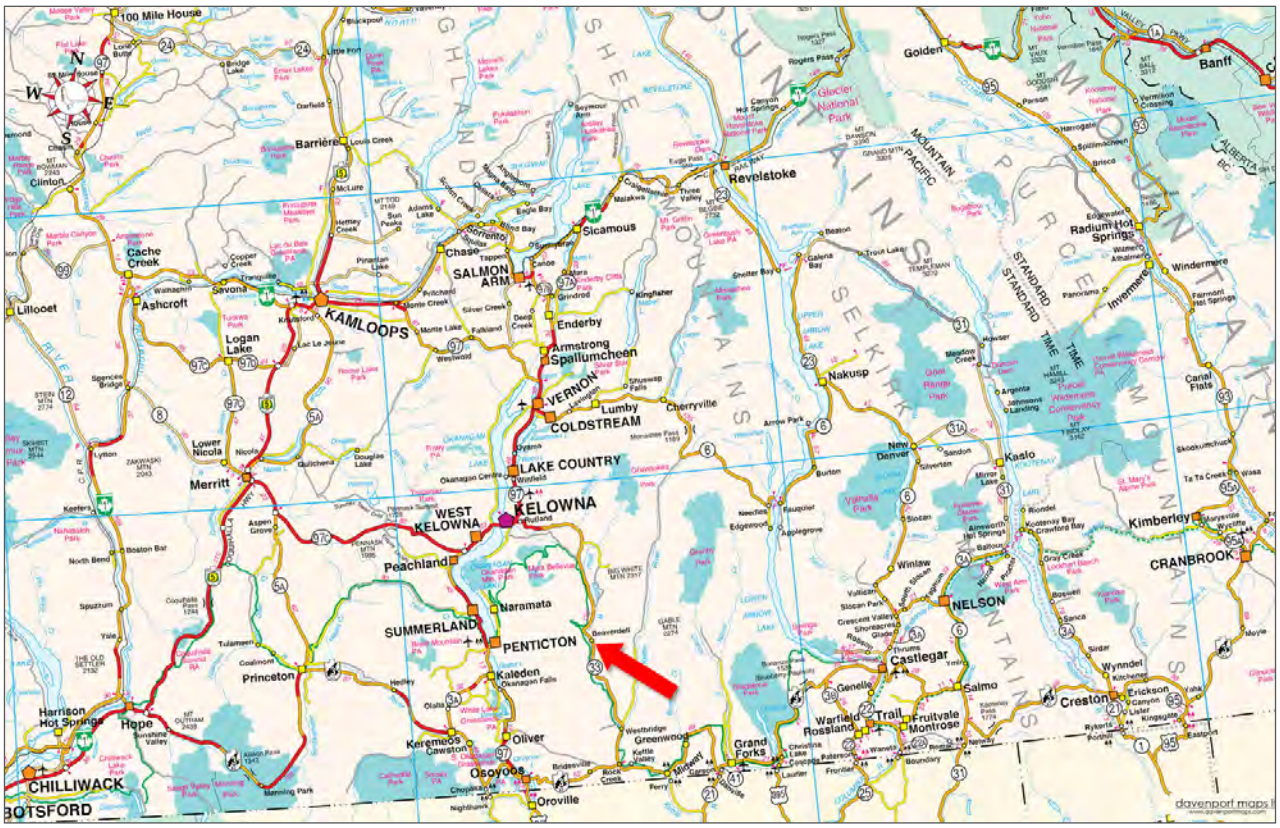


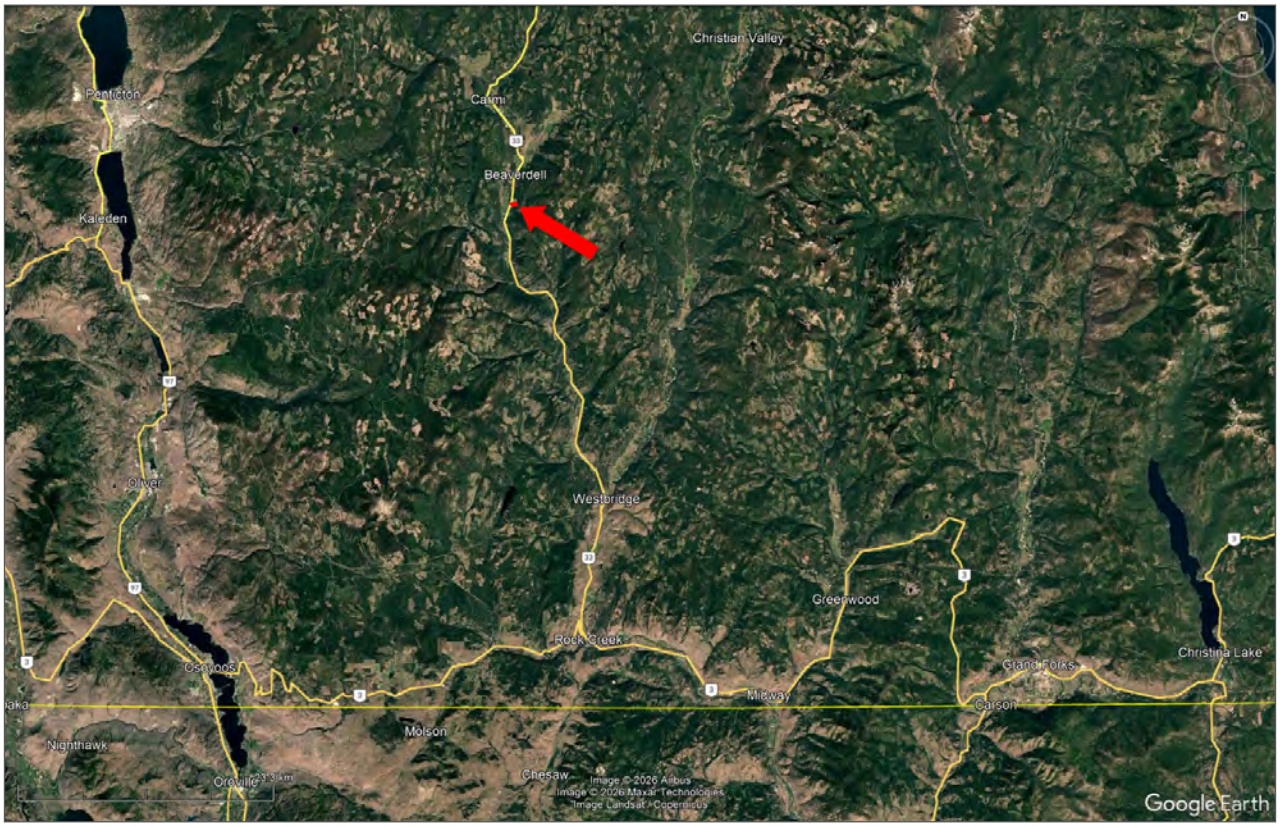


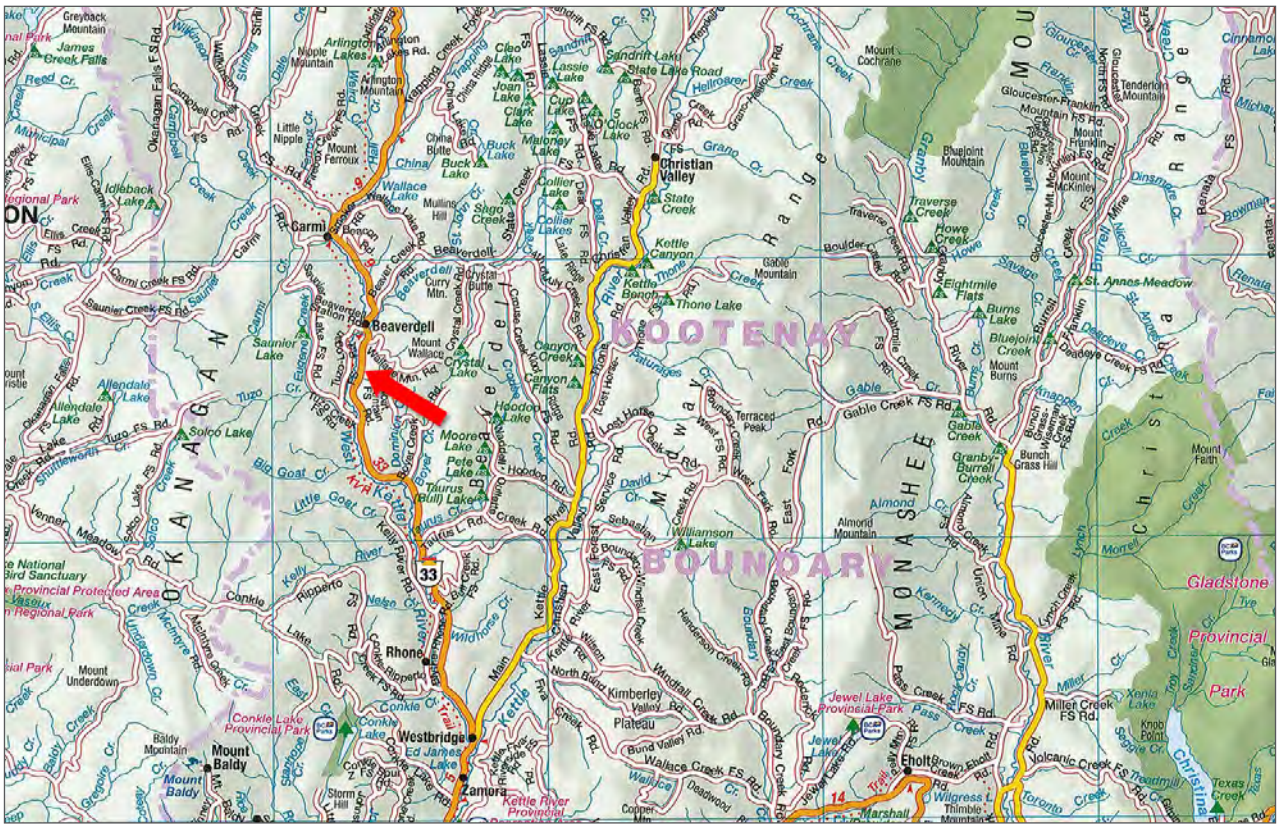





ALBERTA
CANADA
BRITISH COLUMBIA
WASHINGTON
IDAHO
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Calgary
Banff
Revelstoke
Golden
Vancouver
Victoria
Kelowna
Penticton
Princeton
Summerland
Oliver
Osoyoos
Vernon
Kamloops
Nelson
Cranbrook
Trail
Castlegar
Creston
Fernie
Kimberley
Invermere
Radium Hot Springs
Golden
Lillooet
Ashcroft
Cache Creek
Clinton
Merritt
Lytton
Hope
Chilliwack
Abbotsford
Harrison Hot Springs
Salmon Arm
Sicamous
Enderby
Armstrong
Spallumcheen
Lumby
Coldstream
Lake Country
West Kelowna
Peachland
Naramata
Summerland
Kaleden
Keremeos
Oroville
Grand Forks
Greenwood
Midway
Rossland
Warfield
Fruitvale
Montrose
Salmo
Nakusp
New Denver
Kaslo
Slocan
Winlaw
Castlegar
Genelle
Yahk
Erickson
Wynndel
Kingsgate
Eastport
Davenport maps


100 Mile House
Barrière
Clinton
Cache Creek
Lillooet
Ashcroft
Savona
Kamloops
Logan Lake
Merritt
Lytton
Lower Nicola
Spences Bridge
Boston Bar
North Bend
Spuzzum
Yale
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Chilliwack
Abbotsford
Princeton
Tulameen
Coalmont
Hedley
Keremeos
Cawston
Oliver
Osoyoos
Oroville
Nighthawk
Chopaka
Bridesville
Rock Creek
Midway
Greenwood
Grand Forks
Westbridge
Kettle Valley
Rossland
Warfield
Trail
Fruitvale
Montrose
Genelle
Castlegar
Salmo
Nelson
Slocan
Winlaw
Slocan Park
Crescent Valley
Shoreacres
Glade
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Passmore
Ymir
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Sirdar
Wynndel
Kitchener
Yahk
Kingsgate
Eastport
Creston
Erickson
Lister
Kingsgate
Ryckman
Ryckman Creek
Kootenay Bay
Crawford Bay
Gray Creek
Lockhart Beach
Balfour
Ainsworth Hot Springs
Kaslo
New Denver
Silverton
Sandon
Burton
Edgewood
Fauquier
Needles
Arrow Park
Nakusp
Galena Bay
Beaton
Shelter Bay
Revelstoke
Three Valley
Malakwa
Sicamous
Sorrento
Eagle Bay
Chase
Tappen
Salmon Arm
Canoe
Shuswap Falls
Enderby
Grindrod
Kingfisher
Armstrong
Spallumcheen
Vernon
Lumby
Cherryville
Coldstream
Okanagan Centre
Oyama
Winfield
Lake Country
Kelowna
West Kelowna
Peachland
Naramata
Summerland
Penticton
Kaleden
Okanagan Falls
Golden
Banff
Glacier National Park
Rogers Pass
Mount Revelstoke National Park
Yoho National Park
Mount Temple
Mount Fairview
Mount Dawson
Mount Sir Donald
Mount Macdonald
Mount Tupper
Mount Cheops
Mount Bonney
Mount Abbott
Mount Rogers
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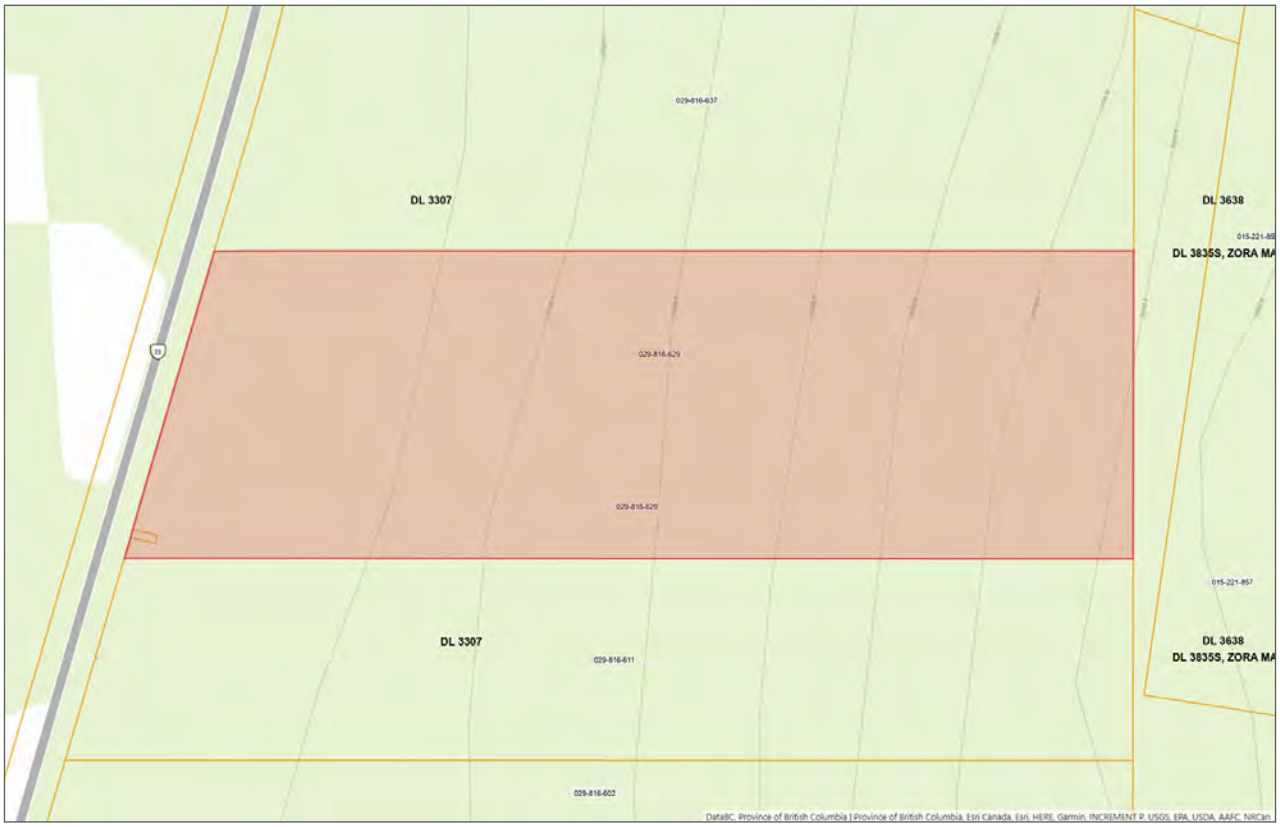

Christian Valley
Penticton
Carmi
Beaverdell
Kaleden
Oliver
Westbridge
Greenwood
Rock Creek
Christina Lake
Grand Forks
Osoyoos
Midway
Carson
Molson
Nighthawk
Chesaw
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Carmi
Beaverdell
Christian Valley
Rhone
Westbridge
Zamora
Eholt
Marshall
Gladstone Provincial Park
Conkle Lake Provincial Park
Jewel Lake Provincial Park
Kettle River Provincial
Mount Baldy
Mount Underdown
Plateau
Kimberley
Thone Lake
Williamson Lake
Gable Mountain
Almond Mountain
Mount Cochrane
Bluejoint Mountain
Eightmile Flats
Granby Burrell Creek
Miller Creek FS Rd.
Volcanic Creek FS Rd.
Wallace Creek FS Rd.
Gable Creek FS Rd.
Jewel Lake Provincial Park Pass Creek FS Rd.
Monashee Mountains
Okanagan Mountains
Kootenay Boundary
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Beaverdell
Goat Peak
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Robert Armstrong

BC Land Team
bcland@landquest.com
(250) 307-6457



Yousuf Jaddoa

BC Land Team
bcland@landquest.com
(250) 300-8902



Sam Hodson

Personal Real Estate Corporation
President
sam@landquest.com
(604) 809-2616

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
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