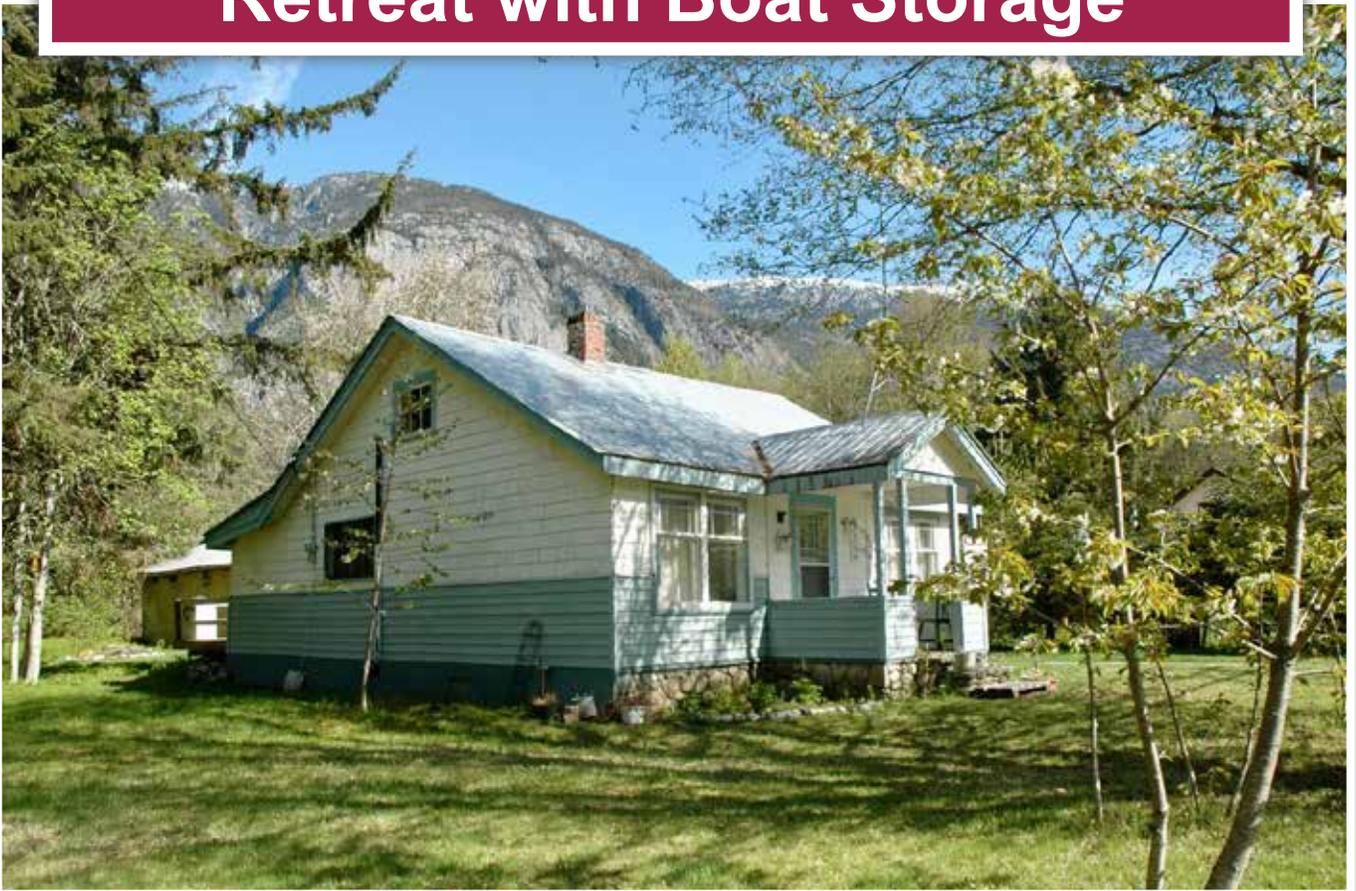




**Affordable Home or Vacation
Retreat with Boat Storage**



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Affordable Home or Vacation Retreat with Boat Storage - Bella Coola, BC

PROPERTY DETAILS

Listing Number:	23235
Price:	\$235,000
Taxes (2023):	\$1,140.02
Size:	0.22 of an acre
Zoning:	R1

DESCRIPTION

This quaint, well maintained, older home is perfectly situated on 0.22 of an acre in central Hagensborg. The 702 ft², 2-bedroom, 1-bathroom home was built in 1955 and still holds its charm. The home is built on cement footings and has had the foundation and skirting recently renovated. It is serviced by the community water system and is conveniently heated with both new electric baseboards and a newly installed, WETT inspected wood fireplace.

You enter into a quaint living room or through the back utility room. The kitchen is equipped with a fridge, stove, live edge wood bar and a walk-in pantry/utility room. There is plenty of room for your friends or family with 2 bedrooms and one bathroom. A lot of recent work has been done to the home including electrical upgrades to 200-amp, new hydro connections to house, new baseboard heating, cement pad at the back entrance, new hot water tank, washer and dryer, new kitchen sink and plumbing upgrades and refinished original hardwood flooring.

The yard of this charming home is level with room for an additional RV. The backyard has a small sun porch and fire pit to enjoy your days catch with some friends. When your vacation is over, you can store your boat in the covered 12' x 32' (12 ft high) boat shed until next time.

Ideal location just 2 minutes from the airport and a short 15-minute drive to the government wharf, surrounded by excellent fishing and endless outdoor activities.

Considering its cozy charm, affordability, convenient location, and the potential use for rental unit, this home presents a great opportunity for both personal enjoyment and investment. Whether you are looking for a permanent residence or a vacation getaway, this bungalow offers the perfect blend of comfort and outdoor adventure.

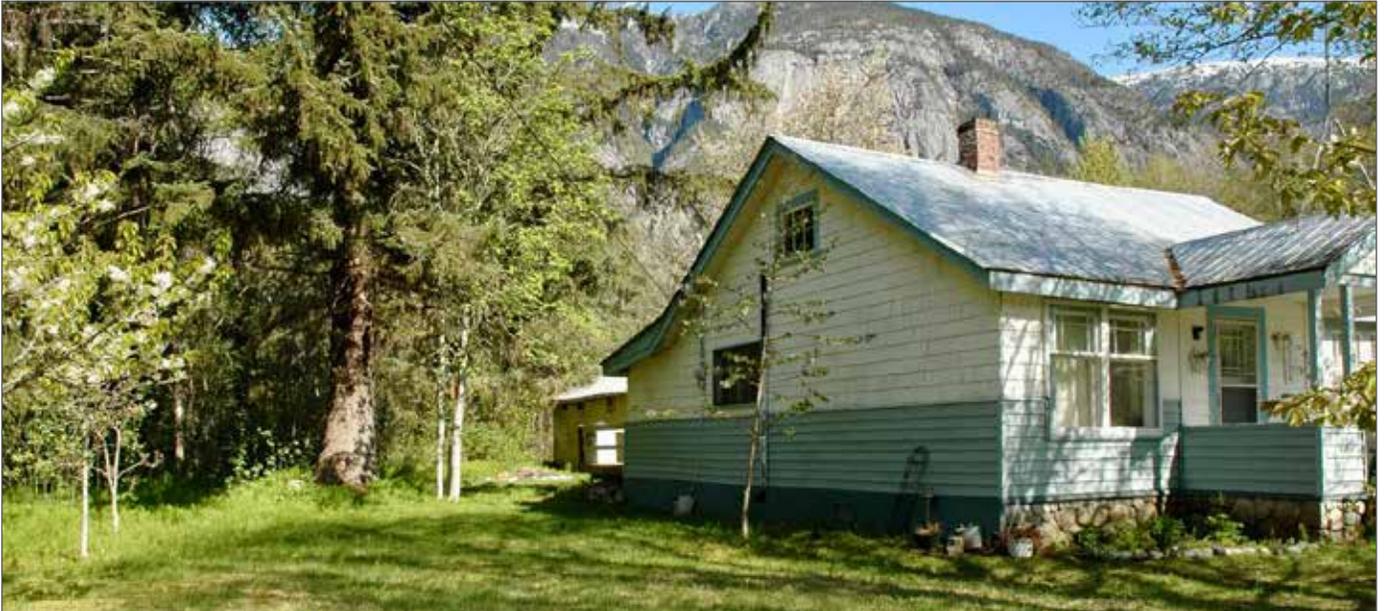
LOCATION

1596 Mackenzie Highway 20 - Bella Coola, BC

DIRECTIONS

The home is on the north side of the highway approximately 1 km west of the airport.

Bella Coola can be accessed by road traveling west 477 km from Williams Lake. This scenic drive will take you across the Chilcotin Plateau, through Tweedsmuir Park and down "the hill" into the stunning Bella Coola Valley. You then travel alongside the Atnarko and Bella Coola Rivers into the communities of Hagensborg and Bella Coola, ending at the government wharf. Bella Coola can also be accessed by boat or by the scenic Discovery



Coast Ferries as well. Pacific Coast makes daily 1-hour scheduled flights to and from Vancouver.

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.

Amenities

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.

Education

Bella Coola and Hagensborg offer 4 schools. There is an elementary school in downtown Bella Coola, a K-12 school on 4-Mile reserve as well as a daycare, middle school and high school in Hagensborg.

First Nations

The Bella Coola Valley and neighbouring inlets are the traditional territory of the Nuxalk people. For more information on the rich cultural heritage and history of the Nuxalk nation and Bella Coola Valley, visit the Bella Coola Valley Tourism website, www.bellacoola.ca.

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°22'58.27"N and 126°35'25.69"W



INVESTMENT FEATURES

This charming bungalow is in the perfect location for short- or long-term rental, or vacation destination.

SERVICES

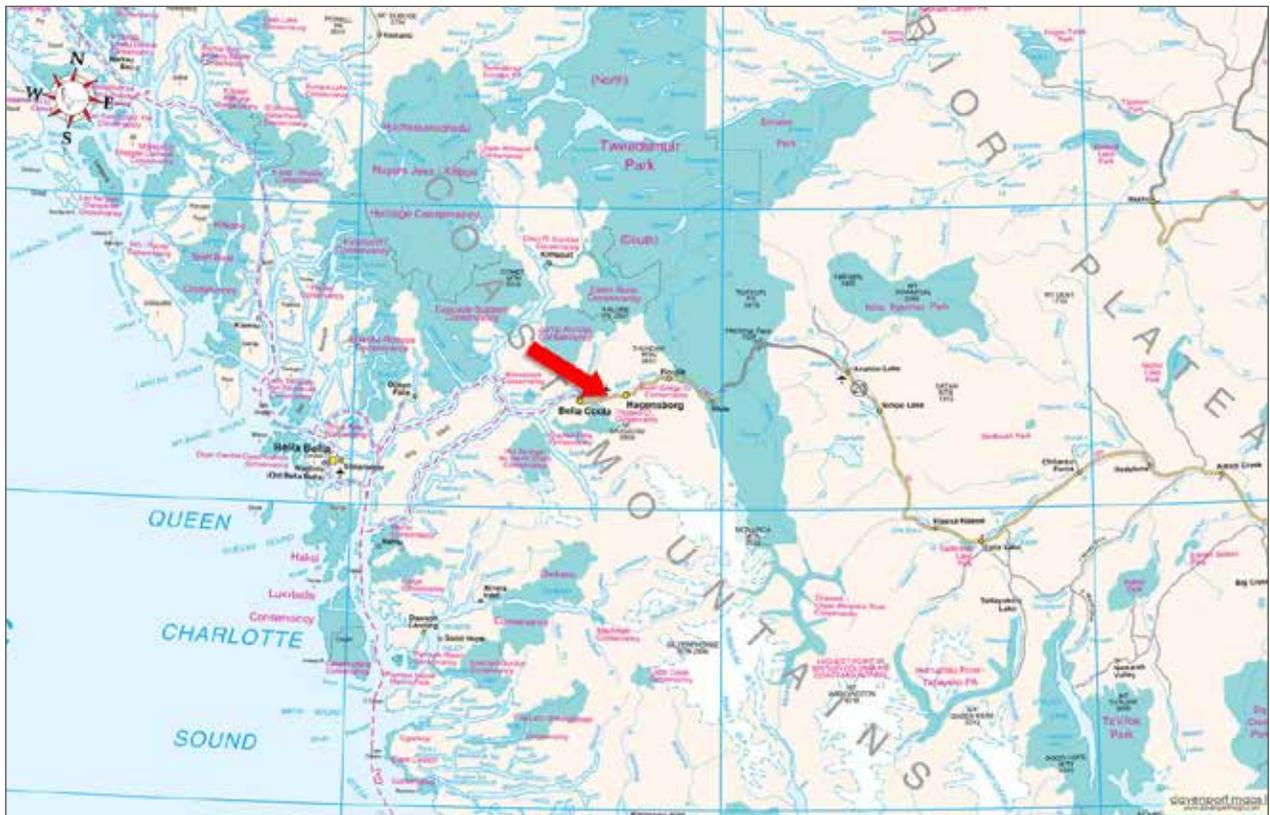
- BC Hydro
- Septic tank
- Community water
- Wood heat - WETT certified
- Cell service
- Fiber optics Internet

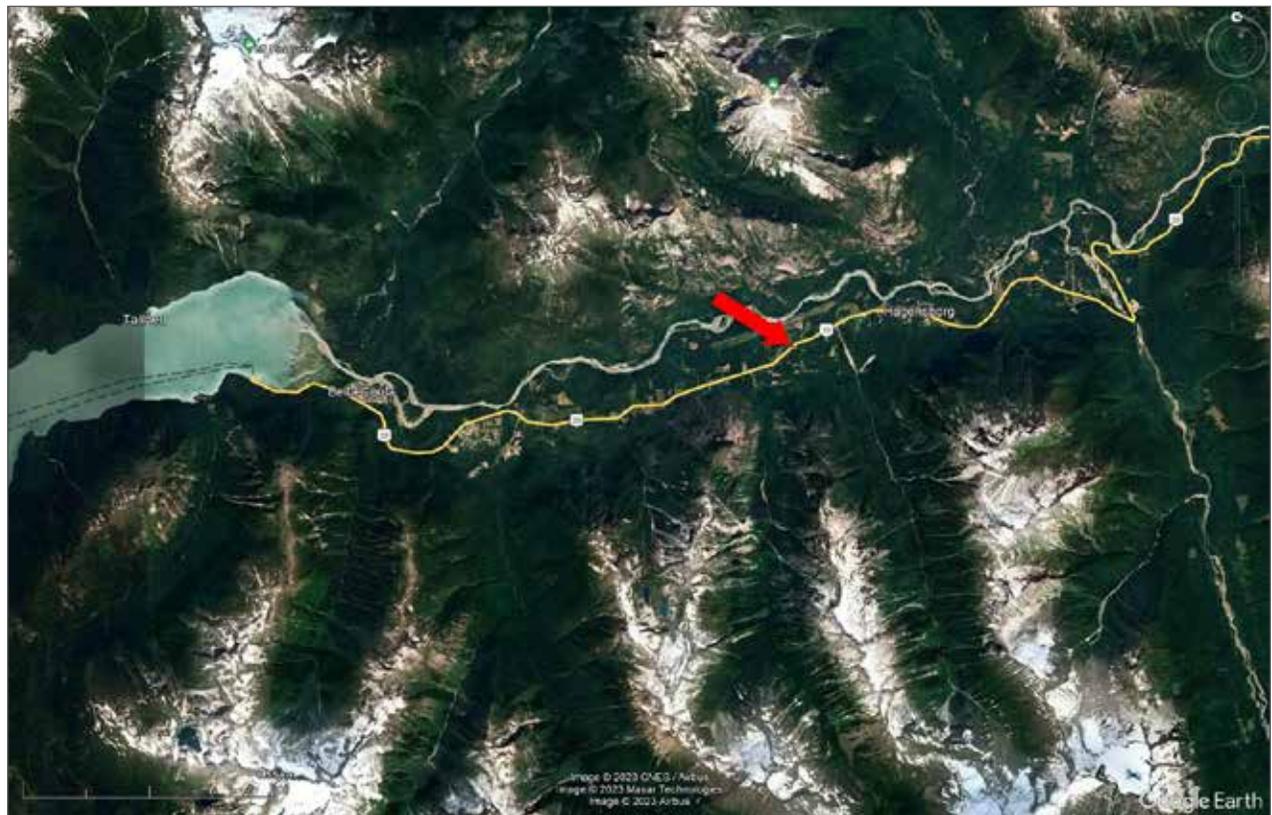
LEGAL

LOT 3, SECTION 2, TOWNSHIP 2, RANGE 3,
COAST DISTRICT, PLAN 25872
PID 002-685-655

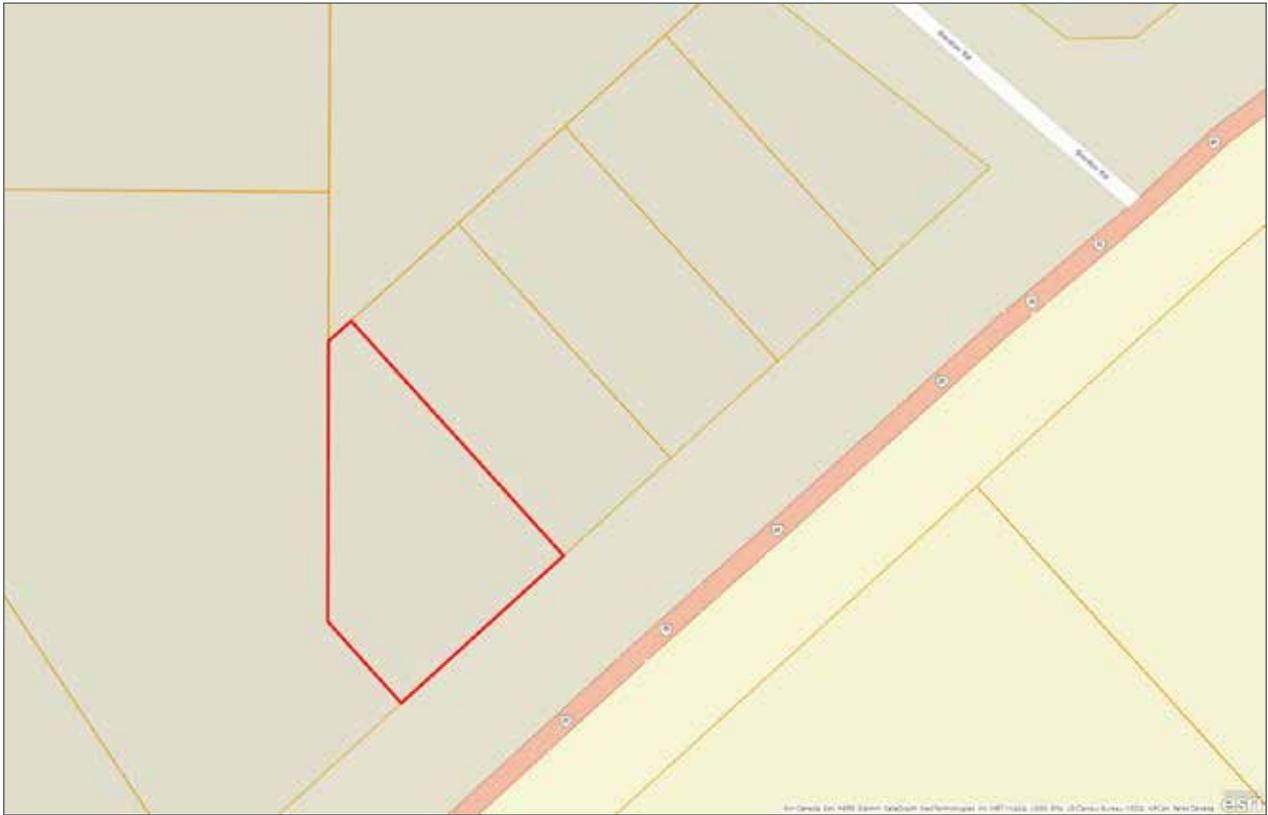














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