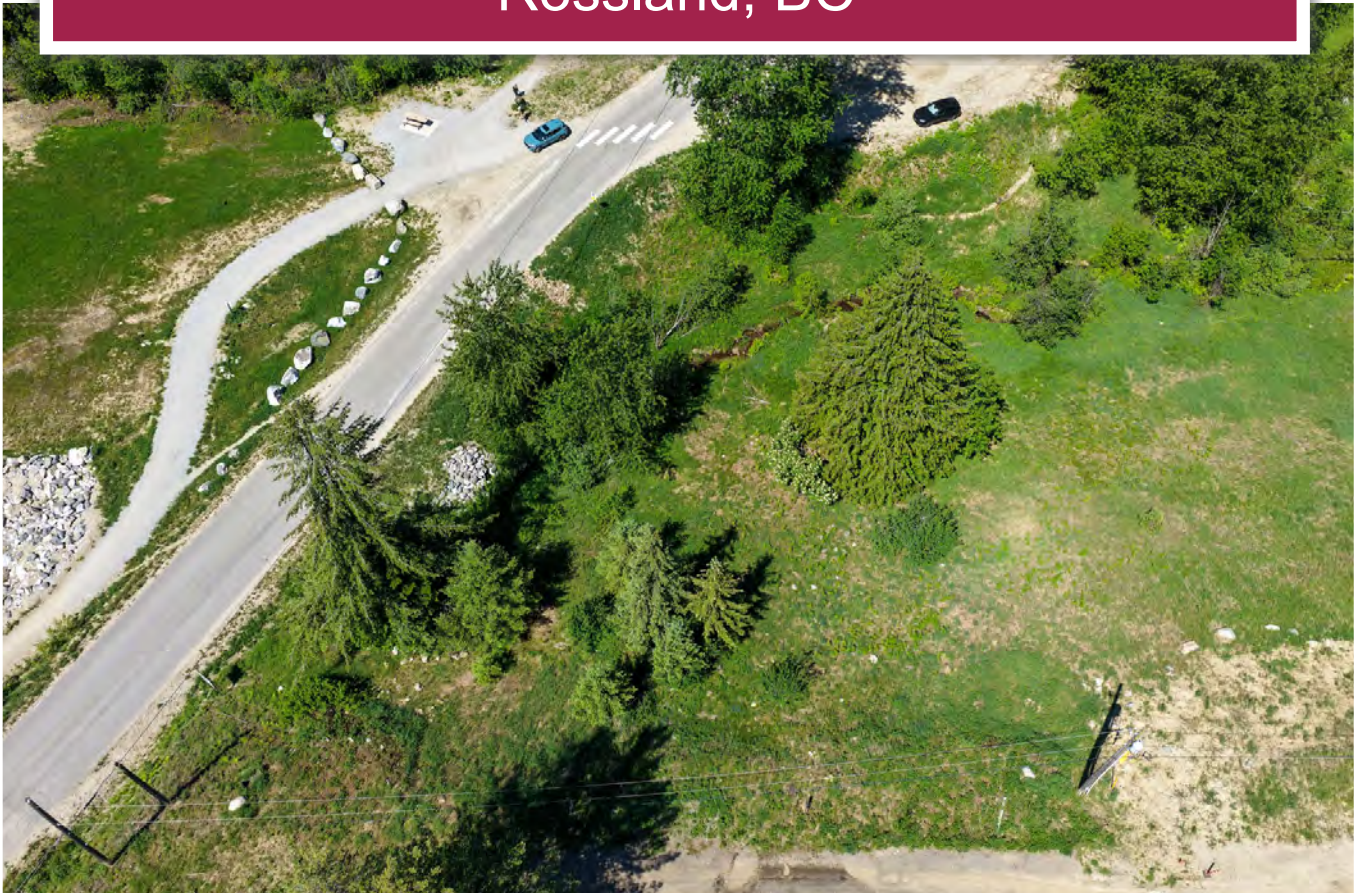




**Red Mountain Residential Lot**  
Rossland, BC



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# Red Mountain Residential Lot

Rossland, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	25086
<b>Price:</b>	\$129,000
<b>Taxes (2024):</b>	\$1,585
<b>Size:</b>	0.17 of an acre

## DESCRIPTION

Priced for quick sale! Positioned between the renowned slopes of Red Mountain and the vibrant charm of downtown Rossland, this 0.17-acre lot offers an unparalleled setting for your future mountain retreat. Surrounded by breathtaking natural beauty, this property is a rare opportunity to craft a tranquil escape while remaining at the center of one of British Columbia's premier outdoor destinations.

Wake each morning to panoramic mountain views and the gentle sounds of a seasonal creek nearby, creating a peaceful atmosphere. The Centennial Trail borders the property, providing direct access to Rossland's extensive trail network—ideal for hiking, biking, and winter sports.

Outdoor enthusiasts will appreciate the proximity to Redstone Golf Course, Nancy Greene Lake, and the Columbia River, offering a variety of recreational opportunities year-round. Whether you're an avid skier, golfer, paddler, or hiker, this location supports an active, nature-based lifestyle.

This lot is well-suited for cabin-style home designs, making it perfect for a cozy weekend getaway or a

full-time residence that embraces the essence of mountain living.

Please contact the listing agent for zoning, development and property use information.

## LOCATION

3923 Old Red Mountain Road - Rossland, BC

## Notable Travel Distances

- Trail: 9 km
- Castlegar: 37 km
- Nelson: 77 km
- Kelowna (closest International Airport): 77 km
- Vancouver: 618 km
- Calgary: 630 km
- USA border: 10 km

## DIRECTIONS

From the junction of Highway 3B and 22 (Museum/Chevron Gas Station) head west on Highway 3B. In 2.4 km, turn left onto Old Red Mountain Road and turn at first right onto Joliffe Way. The property is immediately on the left.

## AREA DATA

### Rossland (Population 4,328)

Located in the West Kootenay region of south-central British Columbia, Rossland is a vibrant mountain community situated high in the Monashee Mountains, just east of the junction of Highways 3B and 22. This elevated mountain city, nestled within the crater of an ancient volcano at 1,023 metres above sea level, is one of Canada's highest communities.





Rossland serves as a winter hub for the nearby Red Mountain Resort, a renowned multi-peak destination known for its exceptional powder skiing. With an average annual snowfall of 750 cm, the area is recognized internationally for its ski conditions and has produced several of Canada's top ski racers, including Olympic champion Nancy Greene.

Beyond winter sports, Rossland is a four-season outdoor destination. It offers an extensive network of trails—spanning hundreds of kilometres—ideal for mountain biking and hiking, all accessible directly from the town center.

Rossland is a family-friendly community with a welcoming atmosphere, especially during the winter months when the town resembles a charming 'snow globe'. The compact and walkable downtown features a vibrant mix of amenities, including coffee shops, pubs, a local brewery, restaurants, boutique shops, and numerous outdoor gear retailers.

For additional services, the nearby city of Trail—just a short drive away—provides access to a regional hospital, large retail stores, fast food options, and a hockey arena.

## RECREATION

'Kick off your shoes or buckle them up!' Whether you want to slow it down or ramp it up, either attitude sums up Rossland—where people gather and fuel up—for one kind of fun or another. Spring, summer, and fall serve up world-class mountain biking, hiking, and golfing. Winters in Rossland offer plenty of diversity, creating this year-round 'playground.'

### Mountain Biking and Trail Running

With a deep history of biking on old railway beds, miner's trails, and whisky running routes, there's little to wonder why Rossland's Mountain Biking and Trails are widely renowned. Trail crews maintain and label a myriad of over 200 km. Additionally, 'wild' trails and routes add to create a 'smorgasbord' of options!

### Road Biking

Kootenay roads have been labeled 'skinny tire heaven.' Ross offers no shortage of quad-burning, lung-busting, technical, and switchback-laden hills. Likened to the Tour de France, these challenges are more user-friendly—without the extreme altitude.

### Golfing

Rossland boasts a Les Furber Signature course right in town and a keen golfer could play a different course for a week straight with minimal driving. From family-friendly niners to club-busting championship courses, the Kootenays is a leisurely way to soak in all the natural beauty.

### Fishing

There are many great spots for fishing around Rossland. The Columbia River, 10 kilometres from Rossland, offers world-class four-season sport fishing. Along with Christina, Slocan, and Kootenay Lakes, there is a plethora of lakes and rivers for anglers to wet their lines.

### Alpine Mountain Sports

Red Mountain belongs to a category of its own. With epic terrain and conditions, skiers and snowboarders sing the mountain's accolades. From here, adventure seekers can 'springboard' into cat-skiing, touring, fat biking, and snowshoeing.

### Cross-Country Sports

Paulson, Black Jack, and Friends of Rossland Range provide a culmination of trails and self-guided activities. With lodges, warming cabins, groomed and snowshoe trails, biathlon ranges, snowshoe trails, and a terrain park—lit night skiing may be the option to enjoy evenings after sunset.



### HISTORY

Rossland was founded in 1892 by prospector Ross Thompson and quickly became a boom town due to gold mining on Red Mountain. Incorporated as a city in 1897, Rossland reached a population of 7,000. The town's history is closely linked to its mining boom, which lasted until 1929. Today, Rossland retains a sense of its golden past, with many historic homes and buildings.

### MAP REFERENCE

49° 5'41.40"N and 117°48'17.16"W

### SERVICES

- Electricity at lot line
- Telephone at lot line
- Municipal Sewer
- Municipal Water

### LEGAL

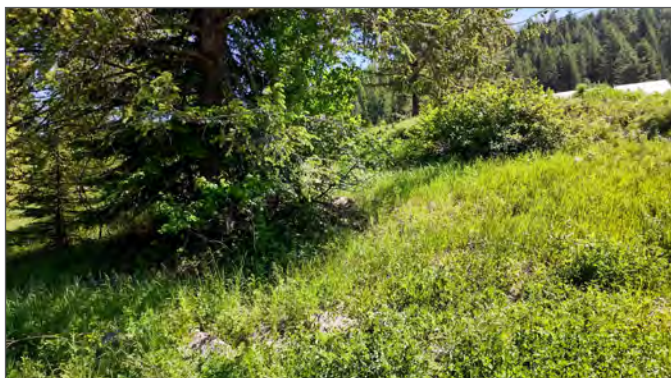
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LOTS 952 AND 1940 KOOTENAY DISTRICT  
PLAN EPP86533

PID 030 703 646

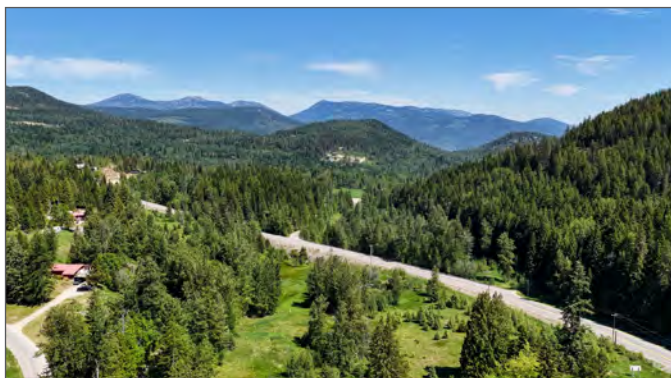
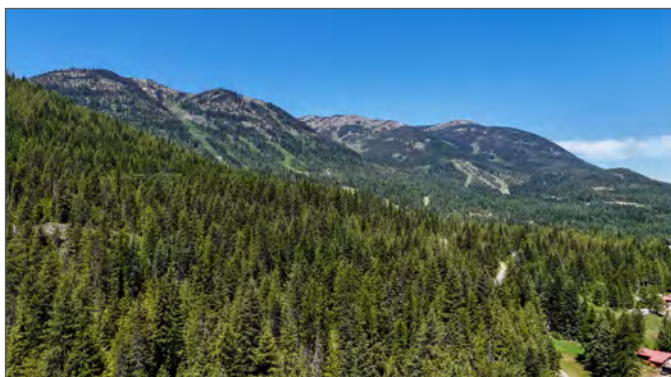












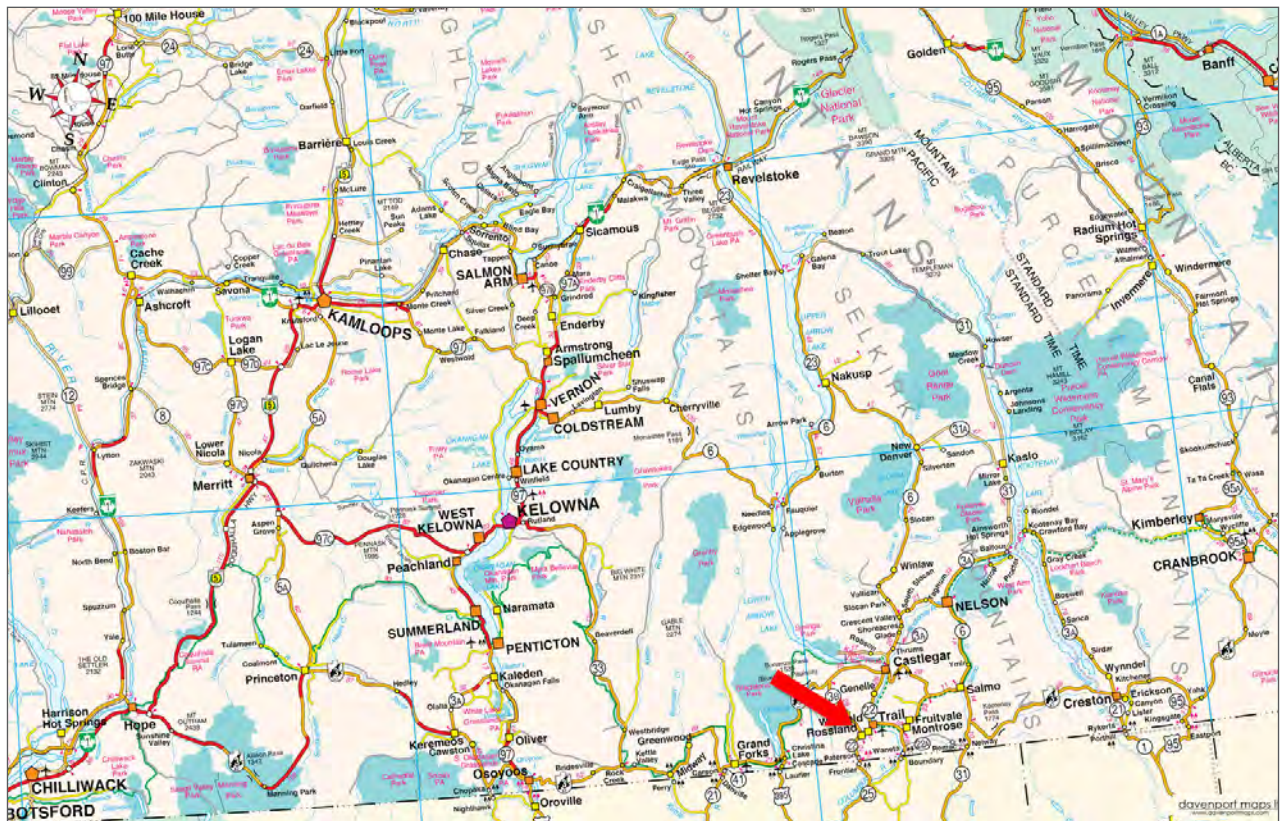




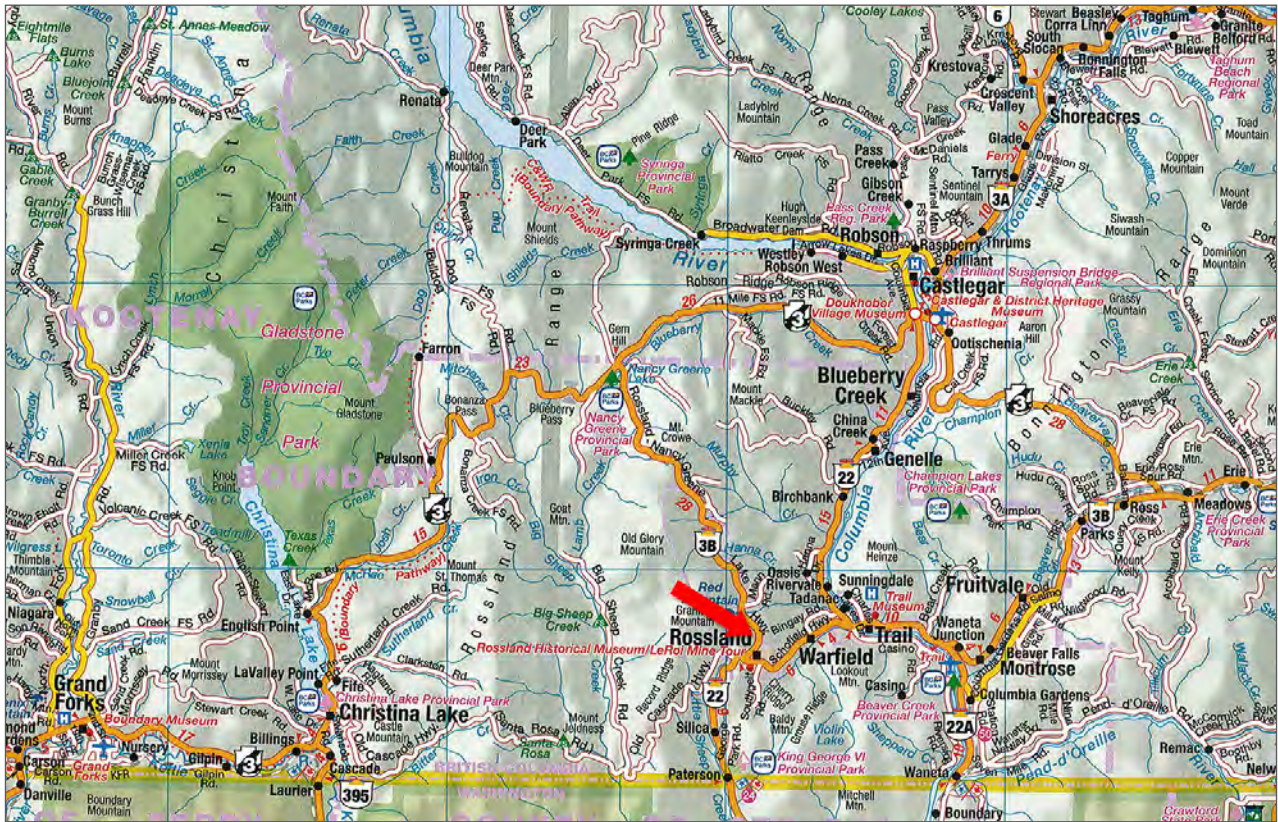




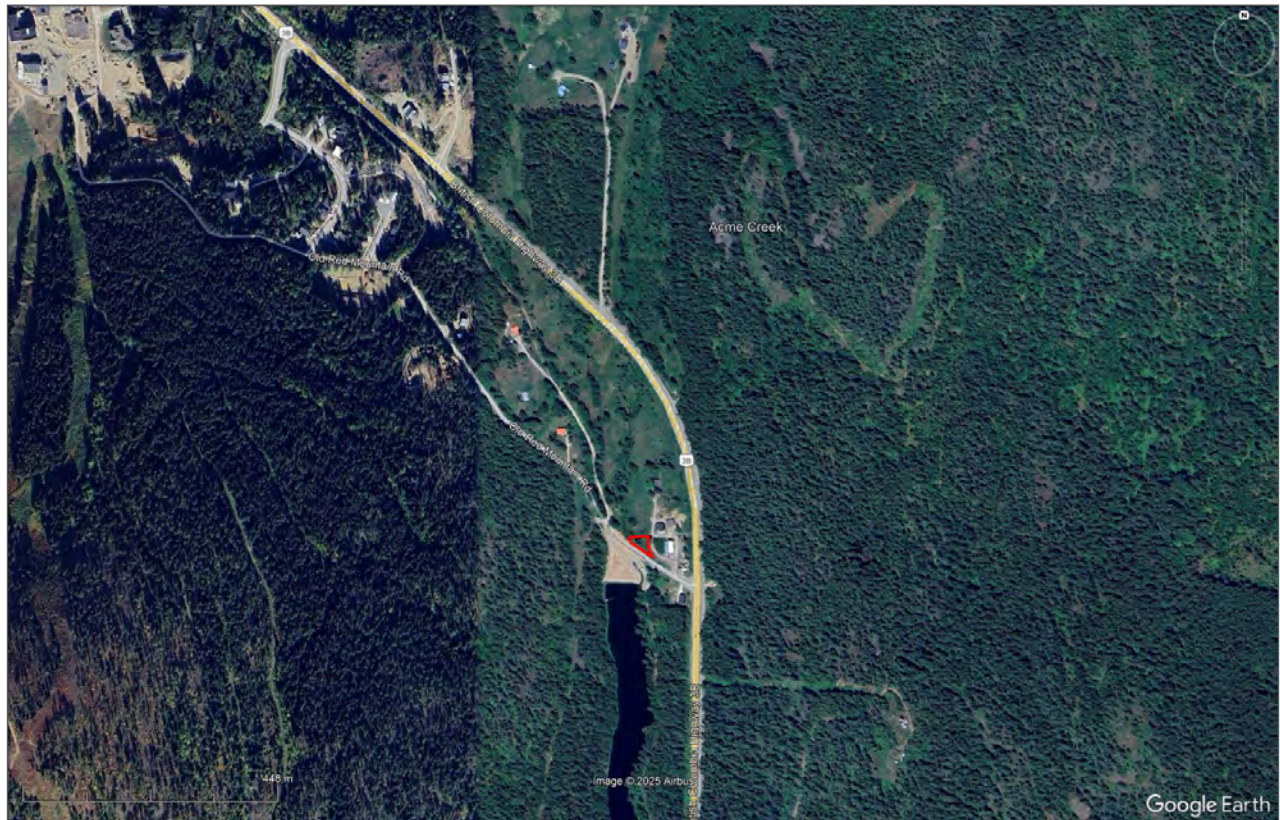




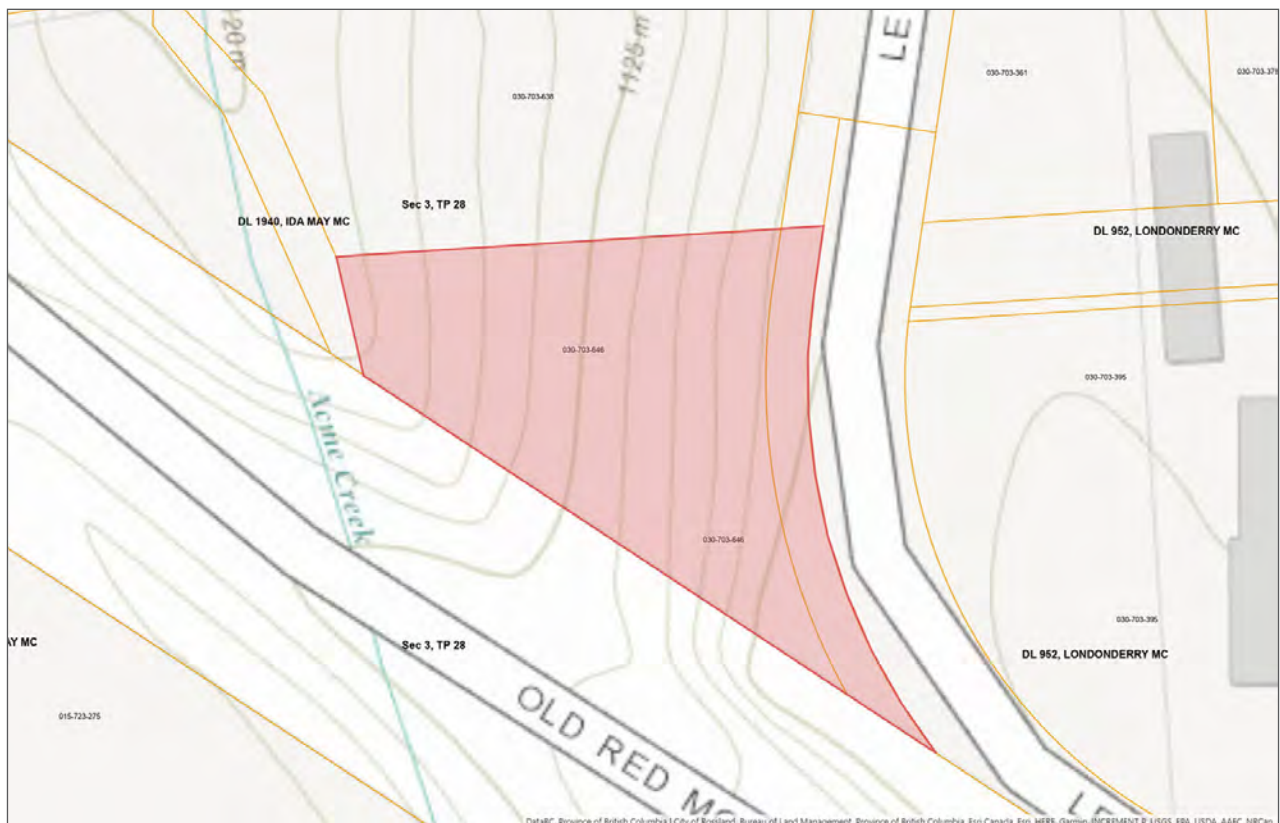
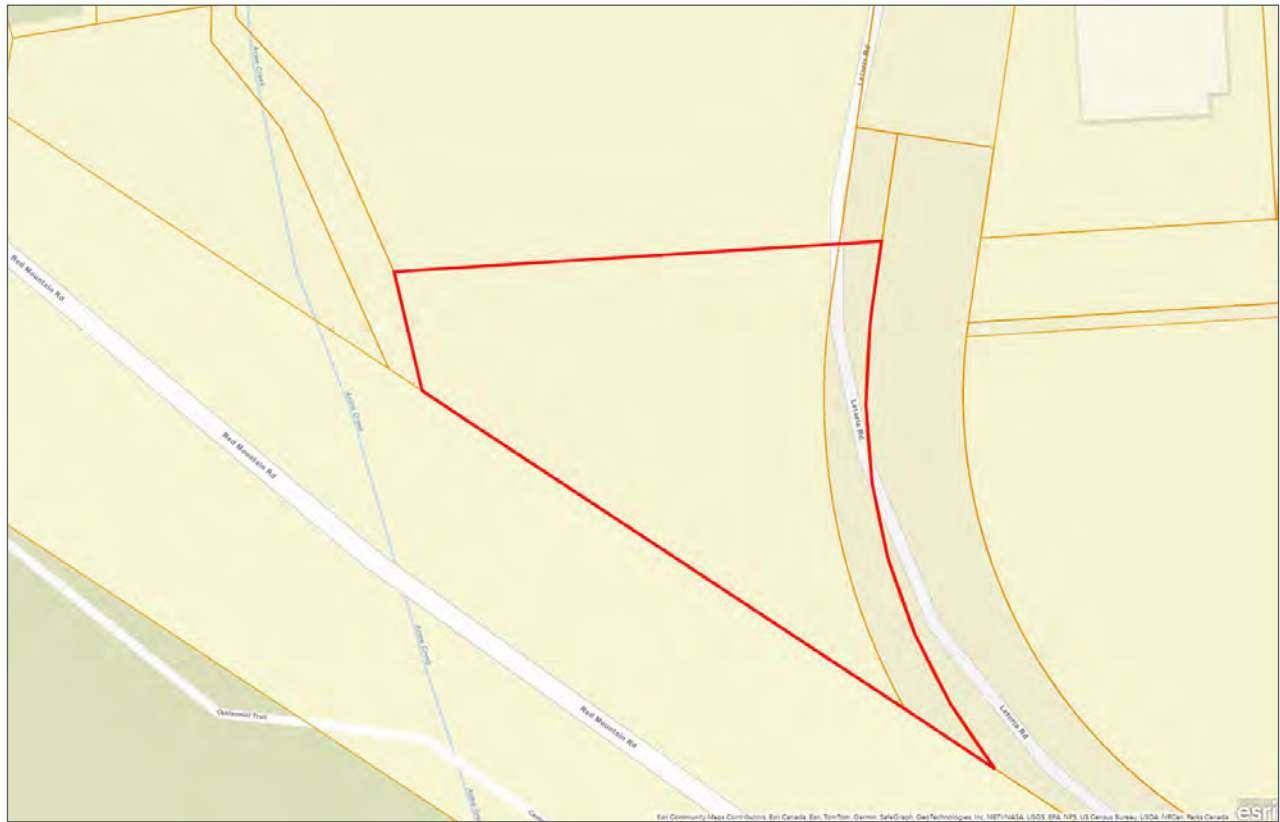














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