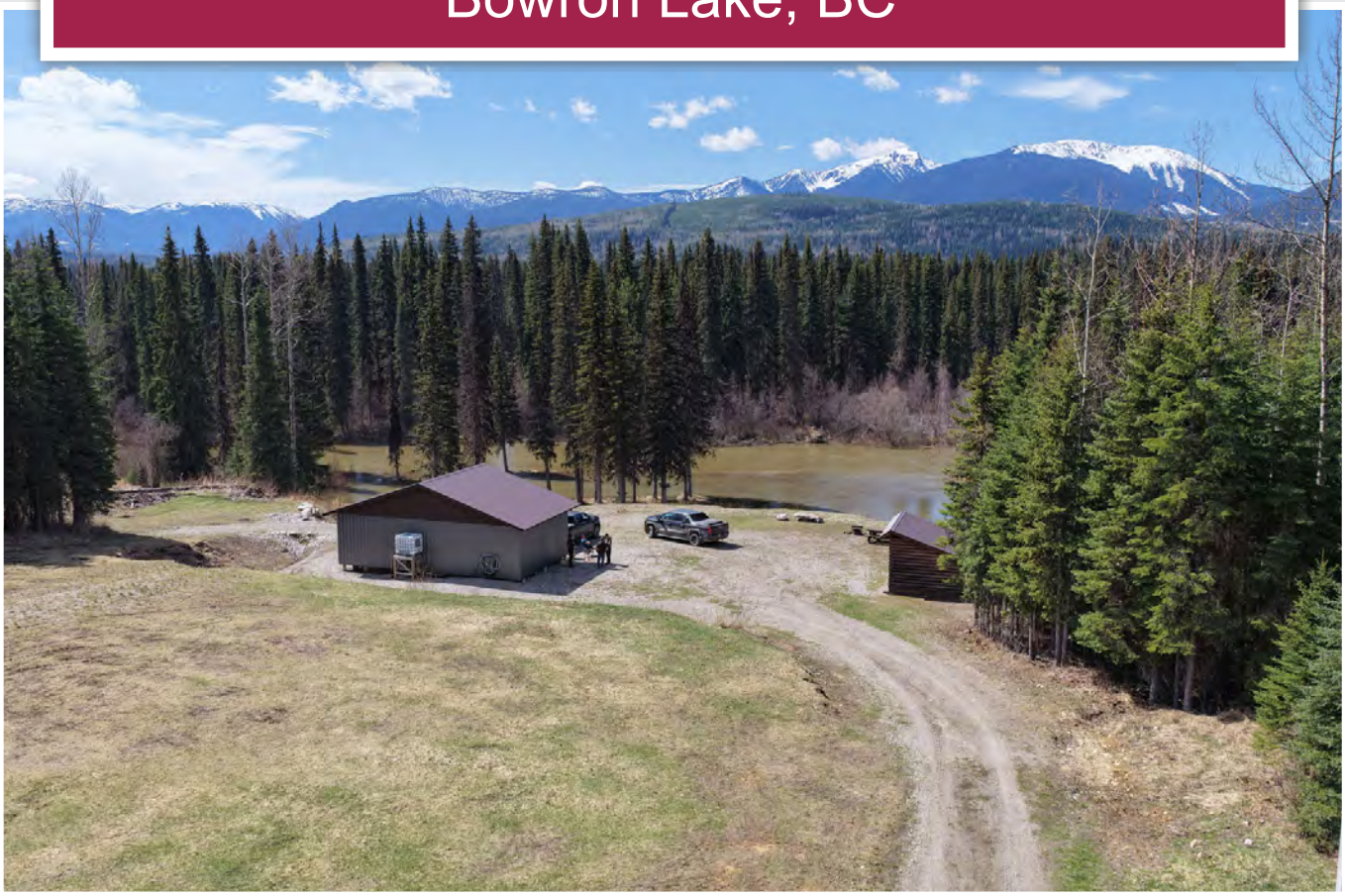
LANDQUEST
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Affordable Riverfront Acreage

Bowron Lake, BC



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

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Affordable Riverfront Acreage

Bowron Lake, BC

PROPERTY DETAILS

Listing Number:	26118
Price:	$299,000
Taxes (2025):	$500.50
Size:	5.01 acres
Zoning:	RR 2

DESCRIPTION

Located along a stunningly beautiful stretch of the Bowron River this 5-acre private property is exactly what you've been looking for. From Bowron Lake travel 3 km down Indian Lake Road where you'll find the private driveway leading through tall evergreens. The driveway gives way to a large cleared section that slopes gently toward the river. The elevation is approximately 60 ft above the river where it takes in spectacular views up and down the river, across the river to the untouched Crown land, and up to the towering snow-capped peaks in the distance.

I think even the neighbors would agree that this is one of the nicest acreages along Indian Lake Road, dropping down towards the riverfront a second flat grassy area punctuated with several towering evergreens. The lower bench along the river floods for a few weeks each spring and then the water level quickly drops, revealing a large flat riverfront area would be perfect for entertaining large groups, parking RVs along the riverfront, camping or simply casting a fly rod for one of the large rainbow trout that reside in the pools and riffles of the river. These fish are abundant in the river and connected lakes. They're a popular target for anglers due to their size and fighting ability.

This is a precious spot. There aren't many locations in British Columbia where you can sit on your deck and watch the salmon as they swim up the river on their annual migration while taking in snow-capped peaks in the distance. It's not uncommon for bears, moose, deer and swans to travel through the property.

When you're at the property it's obvious that considerable time and expense have been invested in clearing the lot and opening up the views as well as developing the driveway and preparing the building sites.

Improvements to the property include a large three-sided coverall building which houses the owners RV as well as an insulated sea can and the owners' boat. You'll also find a well-constructed shed for storage of additional tools, toys, firewood etc. Rounding out the outbuildings is one of the sturdiest outhouses I've seen, constructed of aggregate.

The property is off the grid, but has a culvert style well at one of the higher elevations on the property which gravity feeds water to a lower section near a proposed building site. There are actually a couple fantastic building sites to build the wilderness cabin you've been dreaming of, or simply continue to use with an RV. This is the perfect location for year-round living or as a seasonal recreational spot. With the addition of a Starlink satellite system there would be almost no reason to leave this wilderness paradise.

The climate in the summer is excellent for any kind of self-sufficient living or gardening. There are several people in the area that have very productive gardens and with the large amount of flat open southwest exposed area on this property there's tons of room for your garden setup.

Recreation in the area is first class, with fishing, hunting, canoeing and wildlife viewing that is second to none. World-renowned Bowron Lake is only 3 km down the road. People travel from all over the world to visit this location for its natural beauty and abundant wildlife. The primary draw to the area is the famous canoe circuit which is a 116 km loop of interconnected lakes, rivers and portages that form a natural paddling root which people typically complete over 6 to 10 days.

Don't wait to contact the listing realtor and make this your own personal private wilderness retreat.

LOCATION

Lot 1 Indian Lake Road - Quesnel, BC

DIRECTIONS

Please see the mapping section of this listing.

AREA DATA

Quesnel offers convenient access to larger urban amenities while maintaining a more relaxed, small-city pace. The local economy is rooted in forestry, supported by major mills and related industry, alongside farming, ranching, mining, and tourism. The community is well-equipped with essential services including a regional hospital, multiple clinics, School District, and a campus of the College of New Caledonia, making it a practical choice for full-time living or investment in the region.

The downtown core offers a mix of local shops, cafes, and services set along the Fraser and Quesnel Rivers, with easy access to parks and the popular Riverfront Trail. South Quesnel continues to expand as a commercial hub with major retail and highway access, while North Quesnel provides established residential neighborhoods with mature landscaping and close proximity to schools and healthcare.

Quesnel is served by the Quesnel Airport, with several commercial flights daily to and from Vancouver. The city has a local transit system provided by BC Transit.

Bowron Lake is a remote wilderness area approximately 120 km east of Quesnel and is set on the western slopes of the Cariboo Mountains. It lies within Bowron Lake Provincial Park, a vast protected area covering roughly 139,000 hectares of lakes, rivers, wetlands, and mountainous terrain.

The local vibe is quiet, remote, and strongly oriented toward nature and outdoor living. There is no traditional townsite at Bowron Lake; instead, the area consists of small lodges, campgrounds, and seasonal recreational properties. It attracts those looking for privacy, wilderness immersion, and a slower pace, with minimal services and a strong emphasis on self-sufficiency and outdoor experience.

RECREATION

There's something to enjoy in every season, with activities that make it easy to get outside and stay active year-round. During the warmer months, the city's extensive trail networks and green spaces become a hub of activity. The Riverfront Trail winds through town along the Fraser and Quesnel Rivers, ideal for walking, jogging, and cycling. In the surrounding area, countless lakes and rivers provide excellent opportunities for fishing, boating, kayaking, and swimming. Golfers can enjoy well-maintained courses such as the Quesnel Golf Club, while nearby riding stables and agricultural fairs support the region's rural and equestrian traditions.

If you're looking to camp, hike, paddle, or just take in the wildlife, you can head to Ten Mile Lake Provincial Park just north of Quesnel. Puntchesakut Lake Provincial Park and Pinnacles Provincial Park are also nearby, which is known for its unique volcanic hoodoo formations and panoramic views from hiking trails. These parks, along with the city's recreation facilities and event programming, help make Quesnel a four-season community that perfect for those who want active living alongside a deep connection to the outdoors.

In the winter, the city maintains outdoor skating rinks and offers indoor skating and curling at the West Fraser Centre and Quesnel Curling Club. Cross-country skiing is popular at Hallis Lake, home to groomed trails and a Nordic ski lodge. Snowmobiling, ice fishing, and snowshoeing are also widely enjoyed in the backcountry areas surrounding the city.

Recreation at Bowron Lake is centered around its world-renowned wilderness setting. The most notable feature is the Bowron Lake Canoe Circuit, a 116-kilometre chain of lakes, rivers, and portage trails that forms one of the top paddling routes in the world, typically taking six to ten days to complete. The circuit links a series of lakes including Bowron, Isaac, Lanezi, and Sandy lakes, offering a continuous backcountry journey through varied landscapes.

Beyond paddling, the area offers excellent fishing, particularly for rainbow trout, lake trout, and kokanee, along with opportunities for wildlife viewing in wetlands and along shorelines. Hiking trails range from short walks near the campground to more challenging routes into alpine meadows with views of the Cariboo Mountains.

In the winter season, the Bowron area becomes quiet and remote, attracting experienced adventurers interested in backcountry travel, ice fishing, and snowmobiling.

HISTORY

Quesnel emerged during the Cariboo Gold Rush of the 1860s as a key supply and transportation hub due to its location at the confluence of the Fraser and Quesnel Rivers. As gold activity declined, the community transitioned into a resource-based economy, with forestry becoming the primary industry, supported by agriculture, ranching, and mining. The arrival of the railway strengthened its role as a regional centre, and Quesnel was officially incorporated as a city in 1979, continuing to serve as important service centre for the North Cariboo.

MAP REFERENCE

53°16'20.17"N and 121°26'39.05"W

BOUNDARIES

Please see the mapping section, all boundaries are approximate.

SERVICES

Shallow well with gravity fed water to building site.

IMPROVEMENTS

Large three-sided coverall building which houses the owners RV as well as an insulated sea can and the owners' boat. Well-constructed shed for storage of additional tools, toys, firewood etc. Rounding out the outbuildings is one of the sturdiest outhouses I've seen, constructed of aggregate.

LEGAL

LOT 1 DISTRICT LOT 9445 CARIBOO DISTRICT PLAN BCP44093

PID 028-180-429










PROSPECTOR




THE WELLS
HOTEL





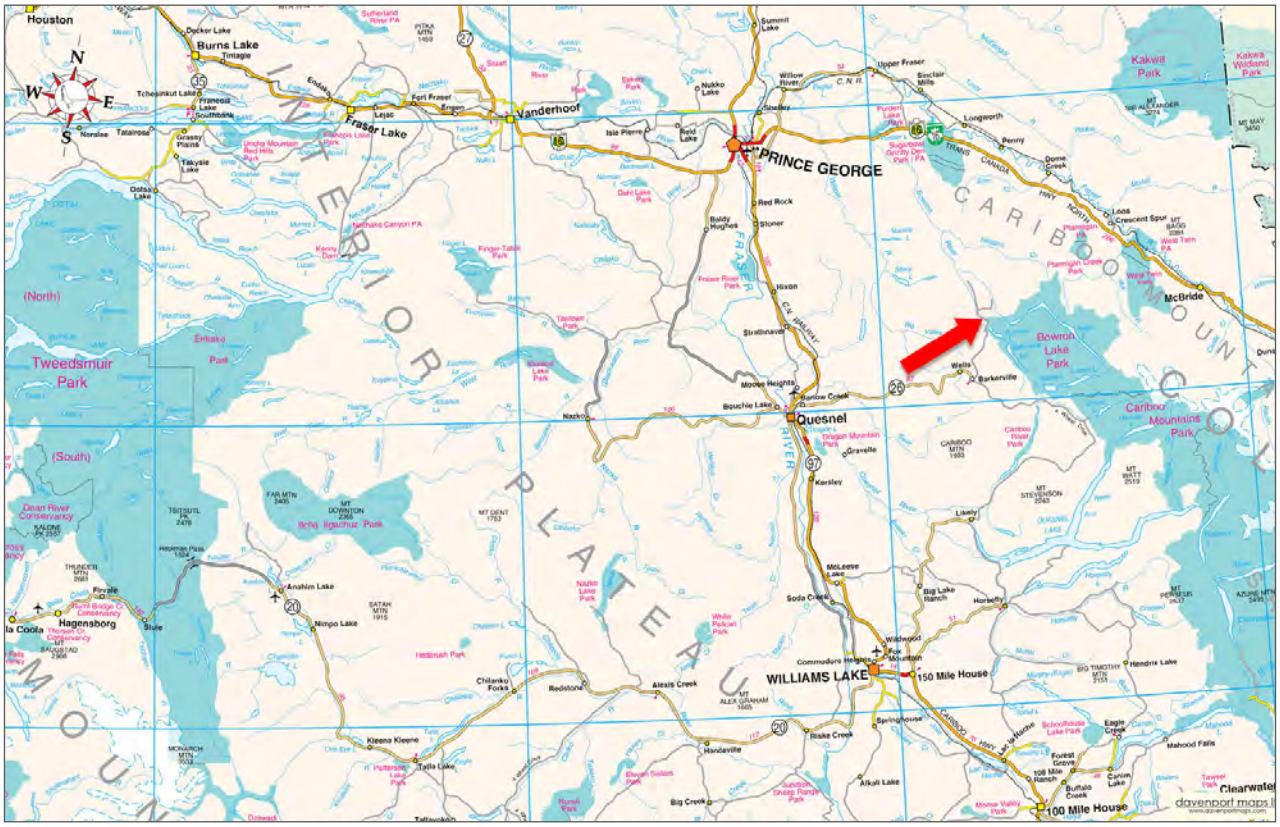




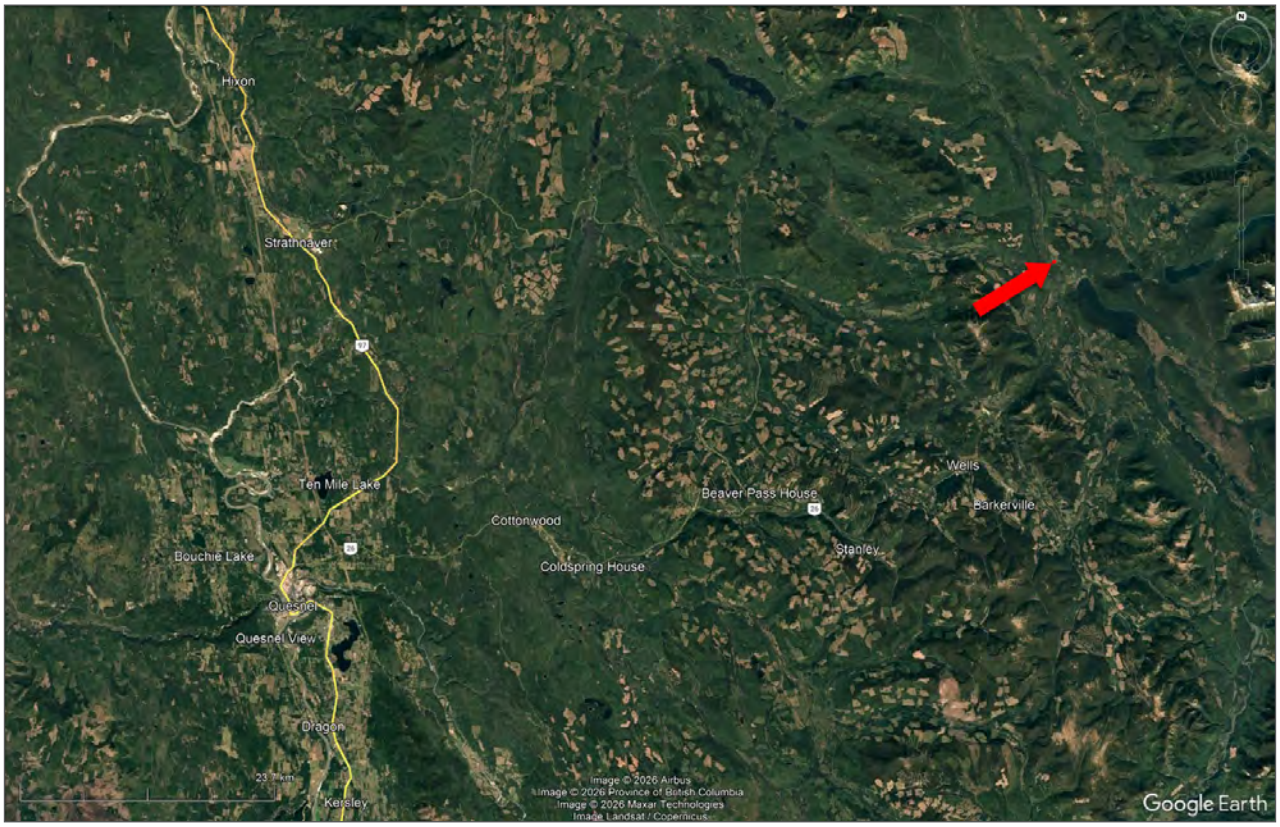







Houston
Burns Lake
Vanderhoof
PRINCE GEORGE
Fraser Lake
Quesnel
WILLIAMS LAKE
100 Mile House
150 Mile House
McBride
Tweedsmuir Park
Hagensborg
Anahim Lake
Nimpo Lake
Chilanko Forks
Alexis Creek
Bowron Lake Park
Caribou Mountains Park
Dean River Conservancy
Nazko
Redstone
Soda Creek
Big Lake Ranch
Horsefly
Likely
Clearwater
NECHAKO PLATEAU
CARIBOO MOUNTAINS
davenport maps


Salmon Valley
Willow River
Upper Fraser
Sinclair Mills
Vanderhoof
Isle Pierre
Prince George
Chief Lake Garden
Bednesti
Longworth
Penny
Dome Creek
Red Rock
Stoner
Hixon
Blackwater
Ten Mile Lake
Nazko
Boucher Lake
Quesnel
Wells
Barkerville
Crescent Spur
Goat River
McBride
Dunster
Grande Cache
Muskeg River
Valemount
Cedarside
Canoe River
Albreda
Kersley
Australian
Alexandria
Castle Rock
Keithley Creek
Quesnel Forks
Likely
Chilanko Forks
Williams Lake
82 km
Image Landsat / Copernicus
Google Earth


Hixon
Strathnaver
Ten Mile Lake
Bouchie Lake
Quesnel
Quesnel View
Dragon
Kersley
Cottonwood
Coldspring House
Beaver Pass House
Wells
Barkerville
Stanley
23.7 km
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Kibbee Lake
Bowron Lake
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Bowron River
Bowron River
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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
Toll Free: 1-866-558-5263 (LAND)

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