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Established Homestead with Home, Shop & Studio - Grand Forks, BC



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Grand Forks, BC

PROPERTY DETAILS

Listing Number:	26196
Price:	$795,000
Taxes (2025):	$3,895.71
Size:	16.29 acres

DESCRIPTION

Tucked away on 16.29 private acres along Granby Road, this well-established rural property offers an exceptional opportunity to embrace a self-sufficient lifestyle just 10 minutes north of Grand Forks. While the majority of the property remains forested, nearly an acre has been cleared to create a functional and beautifully landscaped homesite complete with mature fruit trees, berry bushes, fenced garden space, and a collection of practical outbuildings. Whether your dream is to grow your own food, raise chickens, goats or pigs, or simply enjoy a quieter pace of life, this property is already well suited for it.

The custom-built 3-bedroom 2-bath home (with approx. 2,000 sq. ft.) is accessed and privately set off Granby Road. The home is set towards the back of the clearing and has been designed with country living in mind featuring a large wrap around deck with front porch. Inside there is a spacious foyer with mudroom with laundry area, and full bathroom provide the perfect transition from outdoors, while the main floor also features a functional kitchen with pantry, a large dining room, and a comfortable living room centred around a wood stove. Upstairs are three bedrooms and a second full bathroom, including a generous primary bedroom with walk-in closet and its own private deck overlooking the property. A large wrap-around deck extends the living space outdoors and provides plenty of room to relax and enjoy the peaceful surroundings.

Several additional buildings add tremendous flexibility to the property. A detached shop with office/hobby area and numerous farm outbuildings support a variety of agricultural or hobby farm uses, while a detached studio—currently operated as a coffee roastery—offers excellent potential as a home-based business, office, guest accommodation, or rental suite. This detached building is serviced by a commercially approved septic system, and the water supply successfully met commercial testing standards over several years.

A network of trails winds through the property's mature forest, creating an enjoyable place to walk while connecting the upper homesite to the lower portion of the land bordering West Snowball Creek Road. The flexibility of access makes the full property very useful. On the lower section just off Snowball Creek Rd sits a substantial 20 x 40 ft steel-frame building with a concrete floor with 18 ft ceilings, ideal for equipment, workshop space, storage, or future projects. Along the trail between the two areas, a natural spring further enhances the property's appeal.

The forest itself is an attractive blend of primarily Douglas fir with scattered yellow pine, lodgepole pine, birch, and other native species. The timber has the potential to provide a modest source of income through selective harvesting while preserving the property's natural character.



The zoning on the property allows for some flexibility of use and carries some interesting value. In addition to the residential use which allows for a house plus a secondary suite there are some fitting commercial allowances in the Rural Resource 1 zoning . . . a campground, guest ranch, B&B, vet clinic, etc. Add to this the fact that the lower portion of the property is naturally separated from the upper home site and has access off Snowball Creek Road one could more practically set up a small campground or other business on the lower portion of the land and maintain privacy from the home site.

Offering privacy, functionality, versatility and room to grow, this is a property that combines comfortable country living with the opportunity to become more self-reliant, all within easy reach of the amenities of Grand Forks.

Home Dimensions

Main Floor (1,080 sq. ft.)

- Foyer/mudroom: 8’ x 7’6”
- Laundry: 8’ x 7’6”
- Full bathroom: 6’8” x 8’4”
- Pantry: 4’2” x 6’8”
- Kitchen: 19’ x 11’6”
- Dining: 12’5” x 11’
- Living room: 12’3” x 12’10”

Upper Level (972 sq. ft.)

- Bedroom: 10’3” x 7’8”
- Bedroom: 10’1” x 12’4”
- Primary bedroom with walk-in closet: 16’6” x 12’3”

LOCATION

10625 Granby River Road - Grand Forks, BC

Notable Driving Times

- Grand Forks: 10 minutes
- Christina Lake: 22 minutes
- Phoenix Mountain Ski Area: 35 minutes
- Castegar: 1 hour 20 minutes
- Osoyoos: 1 hour 35 minutes
- Kelowna: 2 hours 40 minutes

AREA DATA

Located just 10 minutes north of Grand Forks along scenic Granby Road, this property offers a peaceful rural setting while remaining close to the services and conveniences of one of the Boundary Country's most welcoming communities. Home to approximately 4,200 residents, Grand Forks provides a full range of amenities including grocery stores, restaurants, schools, healthcare services, recreation facilities, and a regional airport. The city sits at the confluence of the Granby and Kettle Rivers, surrounded by rolling mountains, forests, and fertile river valleys that have long made the area a desirable place to live and explore.
The Boundary region enjoys one of British Columbia's warmest and sunniest interior climates, with hot, dry summers, relatively mild winters, and a long growing season that supports orchards, vineyards, and abundant gardens. Outdoor recreation is available year-round, with the nearby Granby River offering excellent fishing, swimming, paddling, and riverside hiking, while countless backroads provide access to the surrounding mountains and forests. You also have some nice little trails through the forest on the property.

For those seeking adventure, Crown land is easily accessed by travelling north to Burrell Creek Forest Service Road. From there, an extensive network of forestry roads opens the door to thousands of hectares of public land ideal for hiking, ATVing, snowmobiling, horseback riding, hunting, camping, and exploring the rugged backcountry of the Monashee Mountains.

The property's location also places you within roughly 20 minutes of the Canada-United States border crossing, making day trips into Washington State both convenient and accessible while maintaining the privacy and lifestyle of rural British Columbia.

SERVICES

- Drilled well (new pump 2024)/20 GPM
- Septic (commercially approved and tested)
- Spring on property
- Wood stove
- Electric baseboards
- BC Hydro Power

IMPROVEMENTS

- 3 bedrooms 2 bath home with wrap-around deck
- Detached studio
- Detached shop with office
- Woodshed
- Greenhouse/garden shed
- Carport
- 20 x 40 ft steel structure with concrete floors and 18' ceilings
- Hen house
- Pig pen
- Dairy goat pen
- Fenced garden

ZONING

Rural Resource 1 (RR1)

Permitted Uses

One single family dwelling; one secondary suite; agriculture; agricultural production of a controlled substance; bed and breakfast; guest ranch; campground; log home manufacturing; home-based business; veterinary clinics; resource extraction and processing; and accessory buildings and structures.

LEGAL

LOT 1, PLAN KAP52487, DISTRICT LOT 153S, SIMILKAMEEN DIV OF YALE LAND DISTRICT

PID 018-809-235




Home site
privately situated



















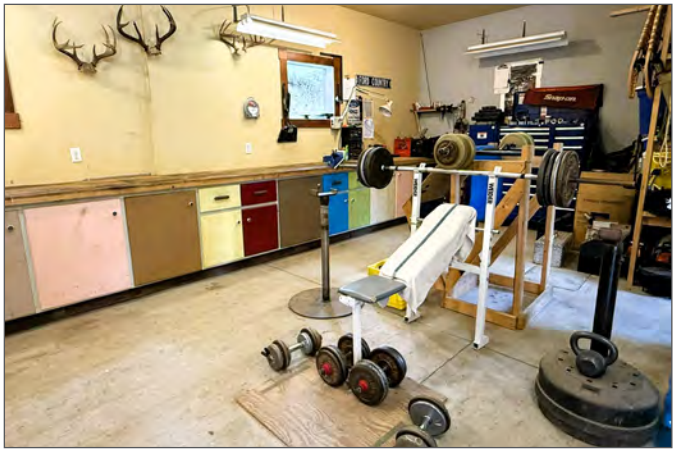

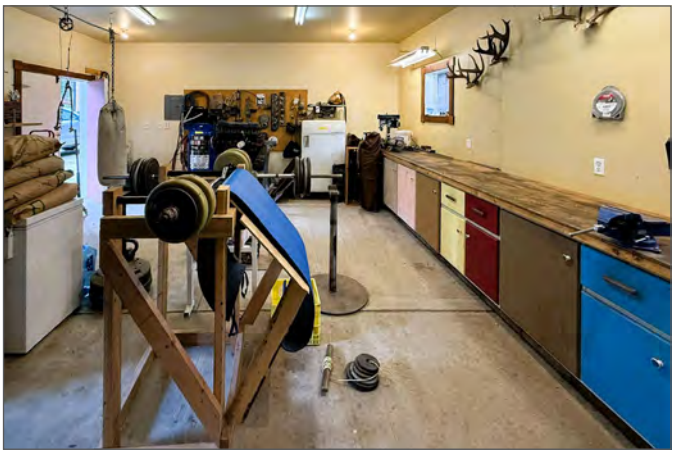


BIG BASS LAKE



































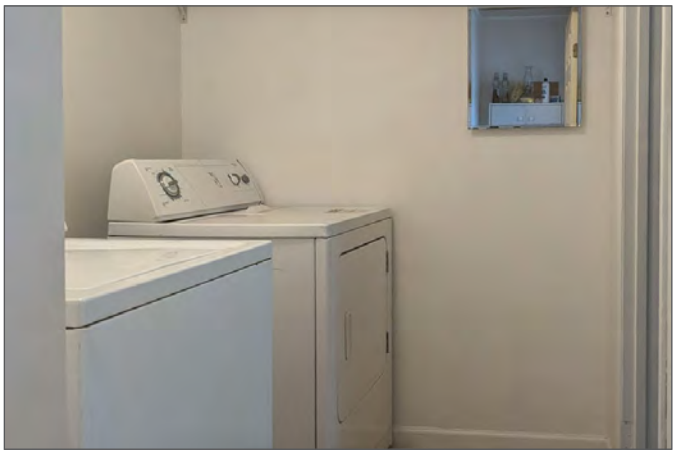










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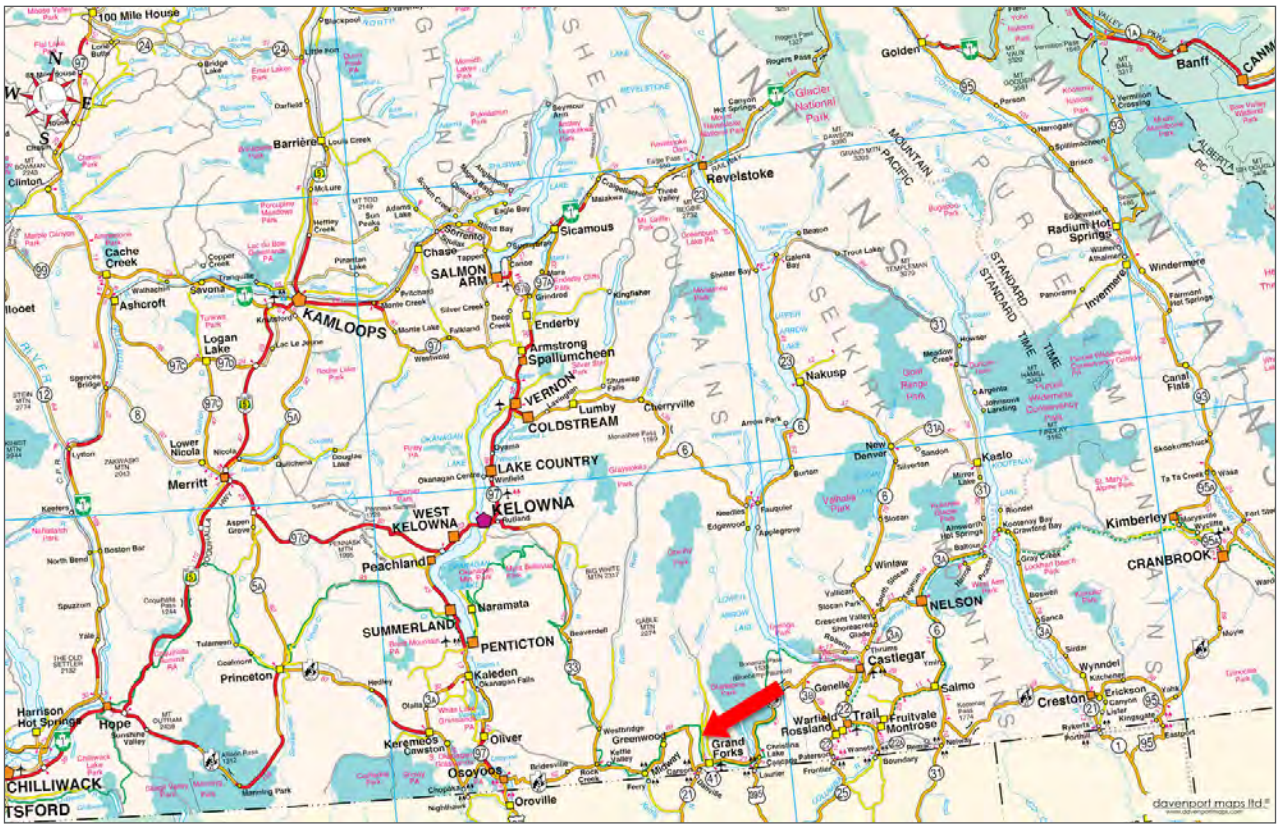
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Chase
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Golden
Banff
Enderby
Armstrong
Spallumcheen
VERNON
Lumby
COLDSTREAM
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LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Naramata
SUMMERLAND
PENTICTON
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Princeton
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Osoyoos
Oroville
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Kaslo
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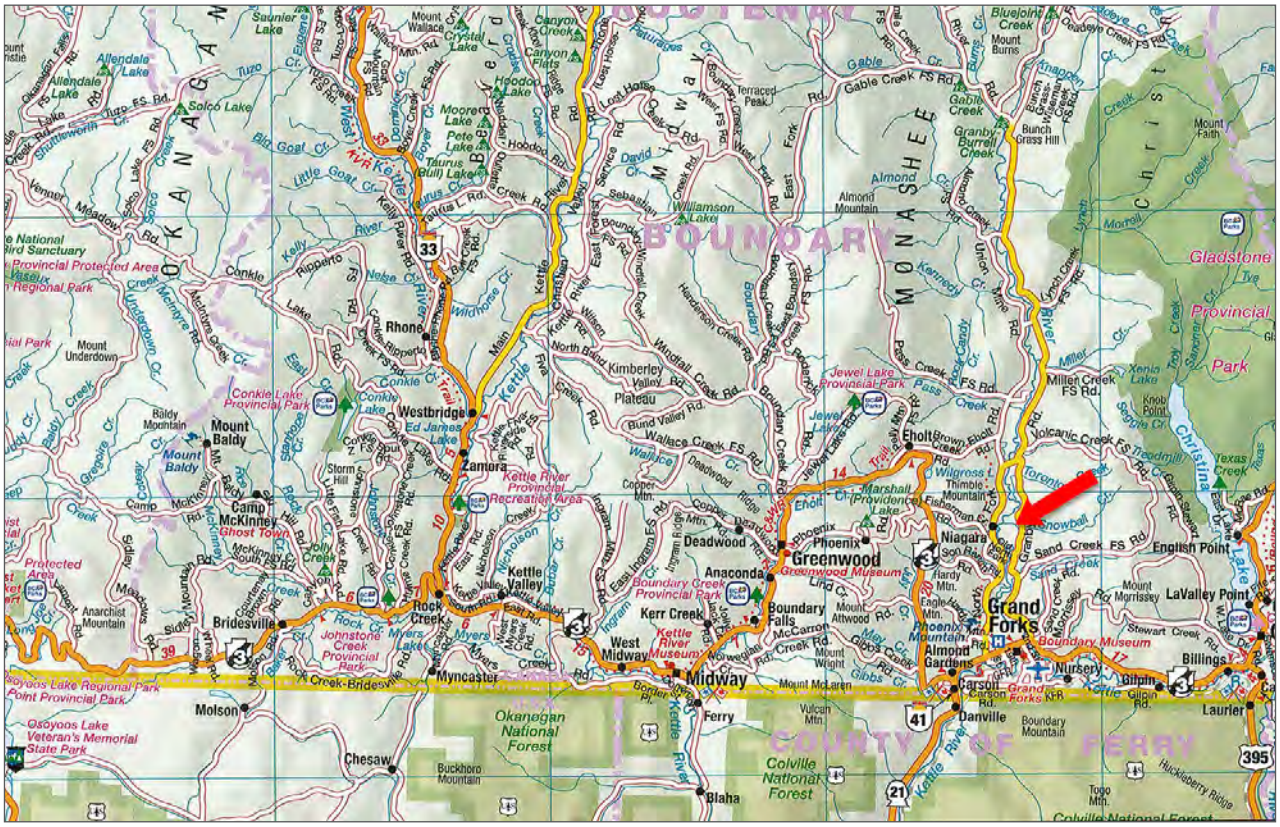
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Bridesville
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Myncaster
Molson
Chesaw
Midway
West Midway
Kerr Creek
Boundary Falls
Anaconda
Deadwood
Greenwood
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Eholt
Niagara
Grand Forks
Almond Gardens
Carson
Nursery
Gilpin
Billings
Laurier
Danville
Ferry
Blaha
English Point
LaValley Point
Okanagan National Forest
Colville National Forest
Gladstone Provincial Park
Kettle River Provincial Recreation Area
Boundary Creek Provincial Park
Johnstone Creek Provincial Park
Osoyoos Lake Regional Park
Osoyoos Lake Veteran's Memorial State Park
Conkle Lake Provincial Park
Jewel Lake Provincial Park
Kettle River Museum
Greenwood Museum
Boundary Museum
Ghost Town
Kimberley
Plateau
Williamson Lake
Almond Mountain
Buckhorn Mountain
Anarchist Mountain
Mount Underdown
Mount Wallace
Mount Burns
Bluejoint Creek
Gable Creek
Granby Burrell Creek
Bunch Grass Hill
Mount Faith
Terraced Peak
Mount Attwood
Mount McLaren
Vulcan Mtn.
Boundary Mountain
Togo Mtn.
Huckleberry Ridge
Colville National Forest
Texas Creek
Christina Lake
Knob Point
Miller Creek FS Rd.
Volcanic Creek FS Rd.
Teodmilli Creek
Sand Creek FS Rd.
Snowbell Creek
Stewart Creek Rd.
Mount Morrissey
Eagle Mtn.
Hardy Mtn.
Thimble Mountain
Fishermen Cr.
Marshall (Providence) Lake
Copper Mtn.
Storm Hill
Anaconda
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Okanagan
Boundary
Monashee
Christina
Kootenay
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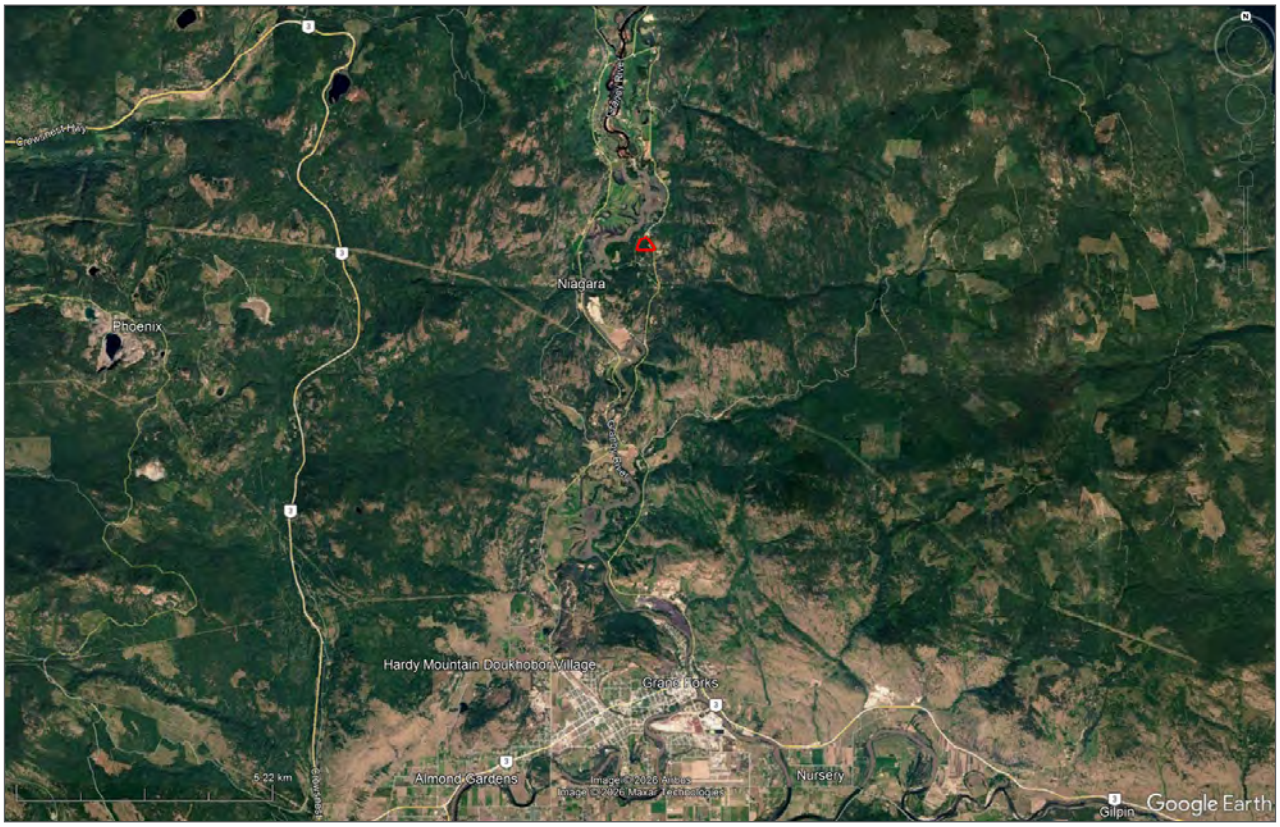
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Grand Forks
Almond Gardens
Nursery
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5.22 km
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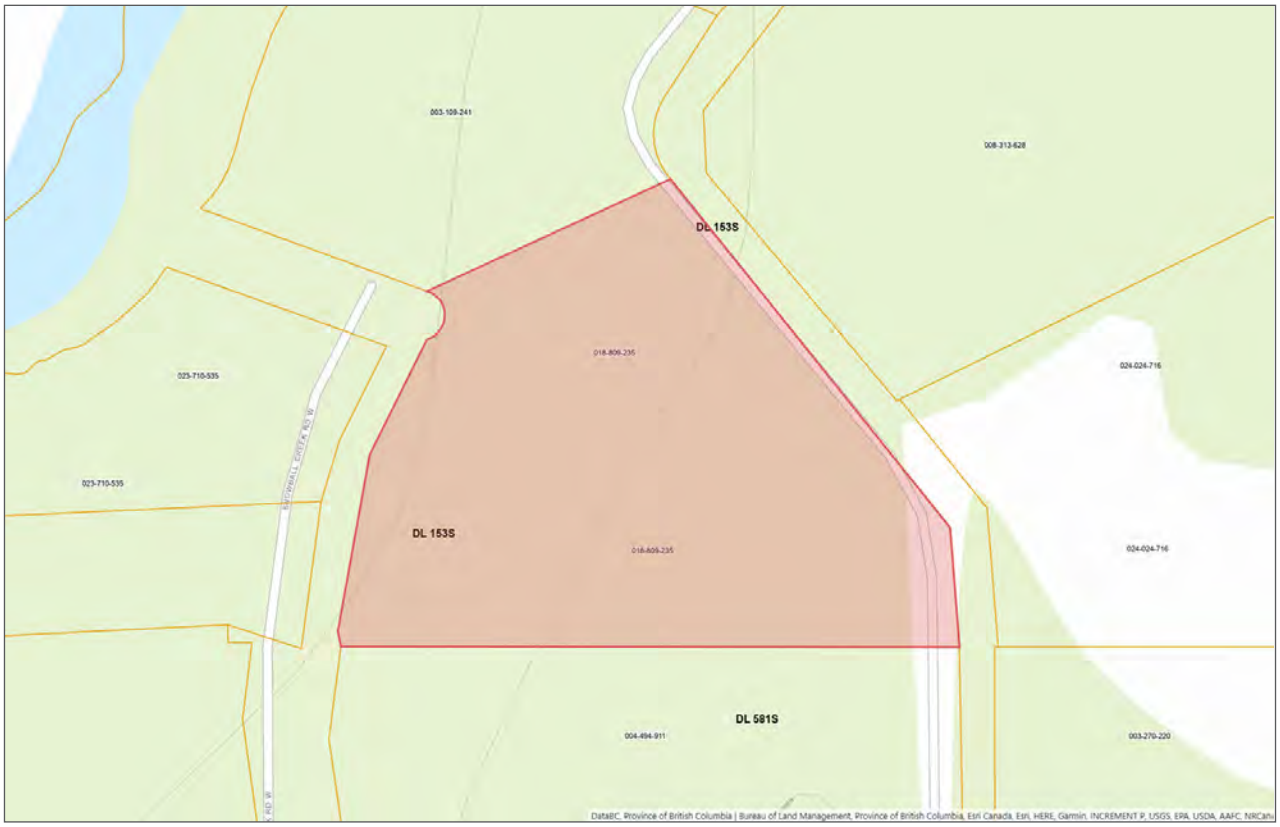
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