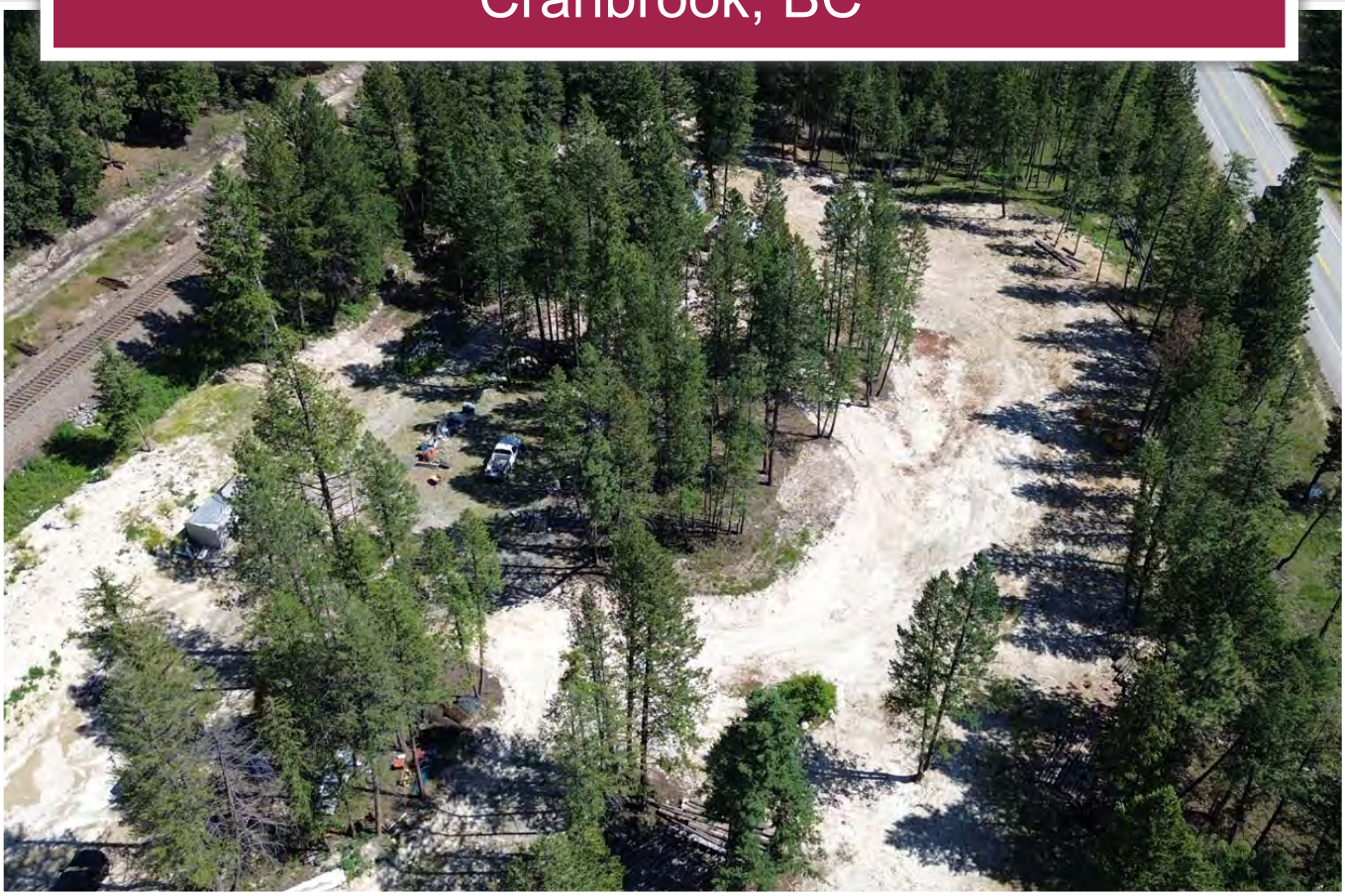
LANDQUEST
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Hobby Farm on the Edge of the City

Cranbrook, BC



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Geoff Massing
geoff@landquest.com
(250) 270-6888

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Hobby Farm on the Edge of the City

Cranbrook, BC

PROPERTY DETAILS

Listing Number:	26202
Price:	$395,000
Taxes (2025):	$1,169.34
Size:	9.12 acres

DESCRIPTION

A great chance to own a hobby-farm acreage right on the edge of town, close to all the amenities Cranbrook has to offer. This property has a range of functional outbuildings, including a two-level shed, pigpen, chicken coops, and a greenhouse. There is also a drilled well (needs pump), along with buried, spray foam insulated waterlines feeding numerous hydrants throughout the property. Various cleared and leveled building sites give you options, whether you're looking to build your home, run a hobby farm, or simply need a place to store your equipment and toys.

AREA DATA

Cranbrook is the largest city in the East Kootenay region, with a population of over 20,000 and full-service amenities including the region's largest hospital. The city is served by the Canadian Rockies International Airport, located about 15 km from Cranbrook, with daily flights to Vancouver, Calgary, and Kelowna. The city offers a full range of shopping, schools, and services, along with public transit through BC Transit, making it a key hub for the surrounding East Kootenay region.

RECREATION

Cranbrook sits at the heart of the East Kootenay, one of the best four-season recreation regions in British Columbia. Golf options abound in and around the city, and the St. Mary River is close by, known for world class fly fishing. Winter recreation is just as accessible, with Kimberley Alpine Resort a short drive northwest and Fernie Alpine Resort within reach to the east, both known for deep powder and big terrain. Closer to home, area lakes including Moyie Lake, Jimsmith Lake, Wasa Lake, and Norbury Lake all sit within a 30- to 40-minute drive, offering swimming, boating, and fishing throughout the summer. Hunters and off-roaders have easy access to Crown land and forest service roads throughout the surrounding Rocky and Purcell Mountains, and the US border crossing at Kingsgate is under an hour south for those heading stateside.

MAP REFERENCE

49°28'43.47"N and 115°48'50.46"W

SERVICES

- Drilled Well
- Power is right across the highway

IMPROVEMENTS

- Multiple level, cleared building sites
- Two-level shed
- RV trailer
- Trailer with wood stove
- Drilled well (needs pump)
- Chicken coops
- Pigpens



- Buried electrical pipe
- Buried waterlines (spray foamed)
- Various water hydrants throughout the property
- Greenhouse



ZONING

Rural Residential (Hobby Farm): RR-4 Zone

- Permitted uses: single family dwelling, duplex, farm operation (excluding confined livestock)
- Accessory uses: home based business, secondary dwelling for farm hand, veterinary clinic, kennel, secondary suite

LEGAL

LOT B DISTRICT LOT 4686 KOOTENAY DISTRICT PLAN NEP83337

PID 027-002-284























































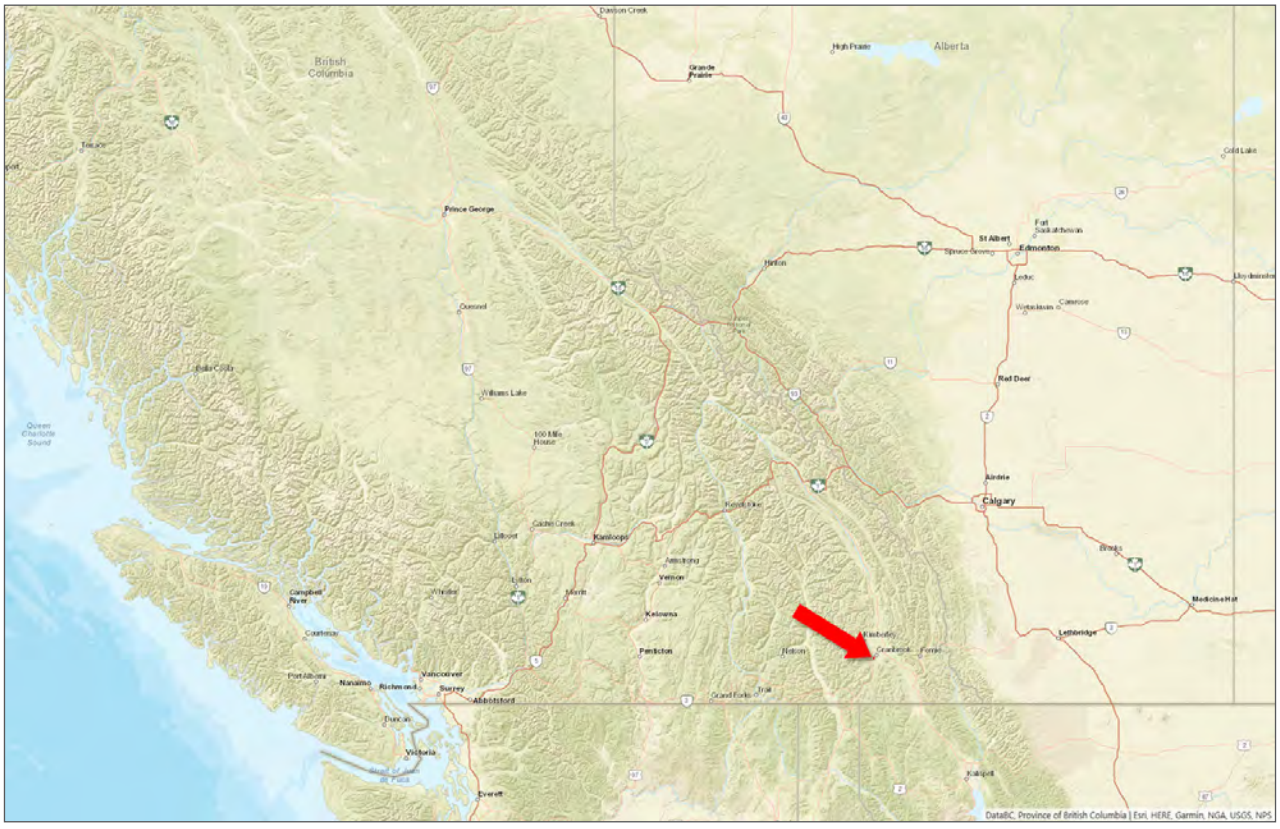




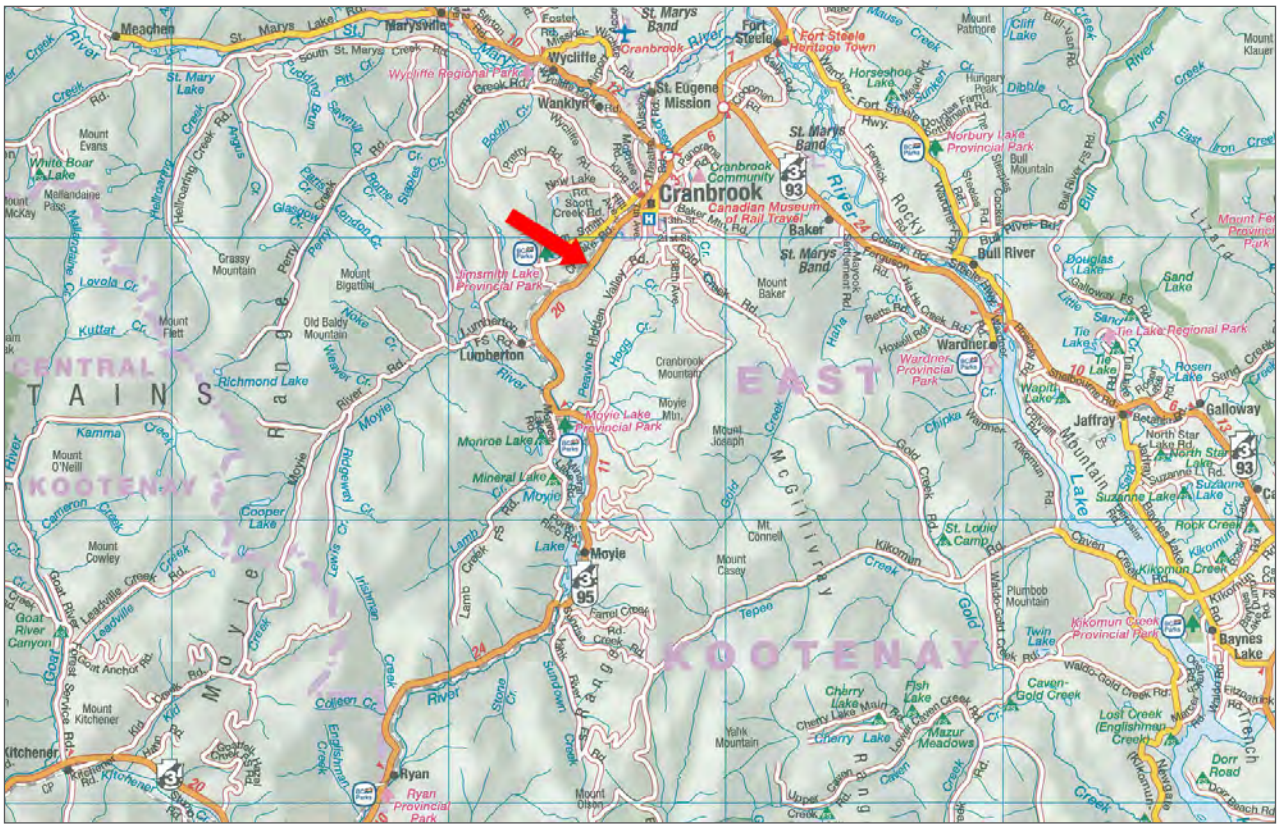


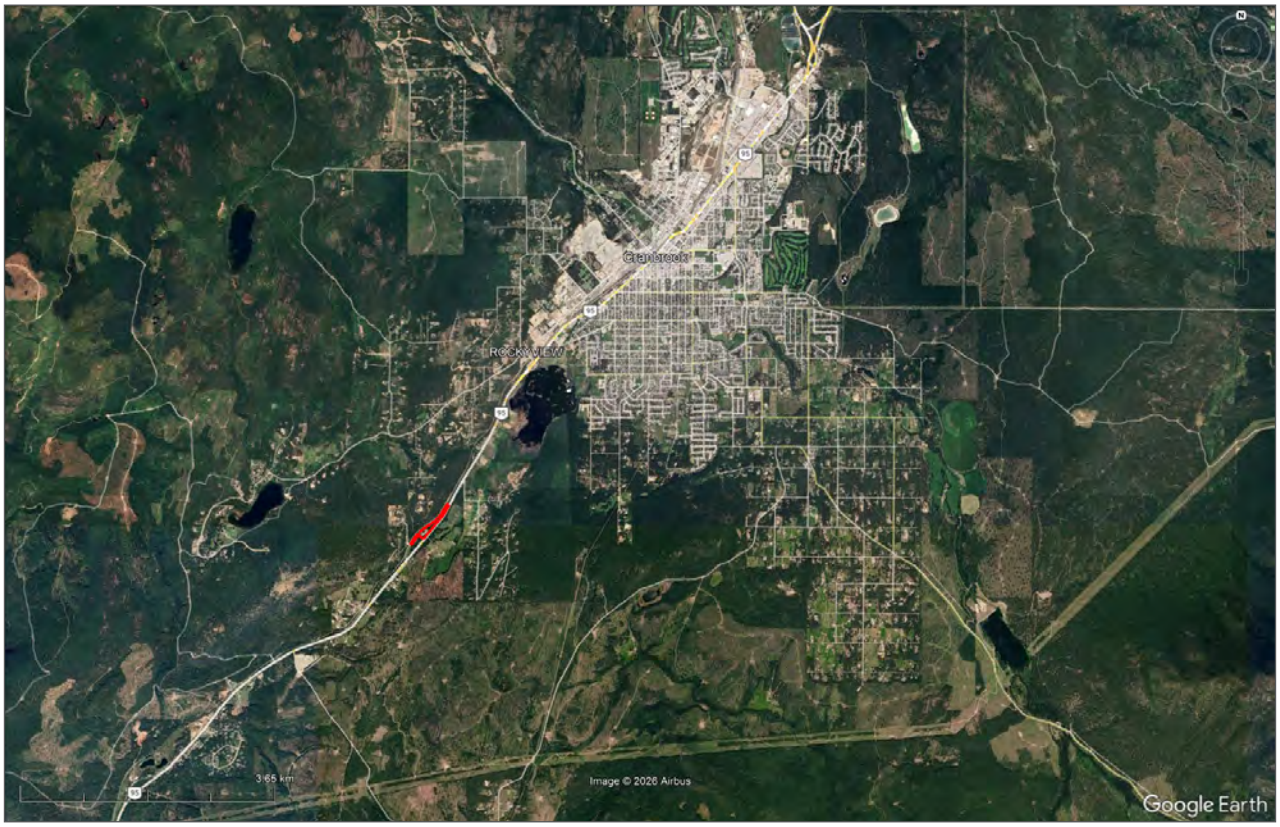


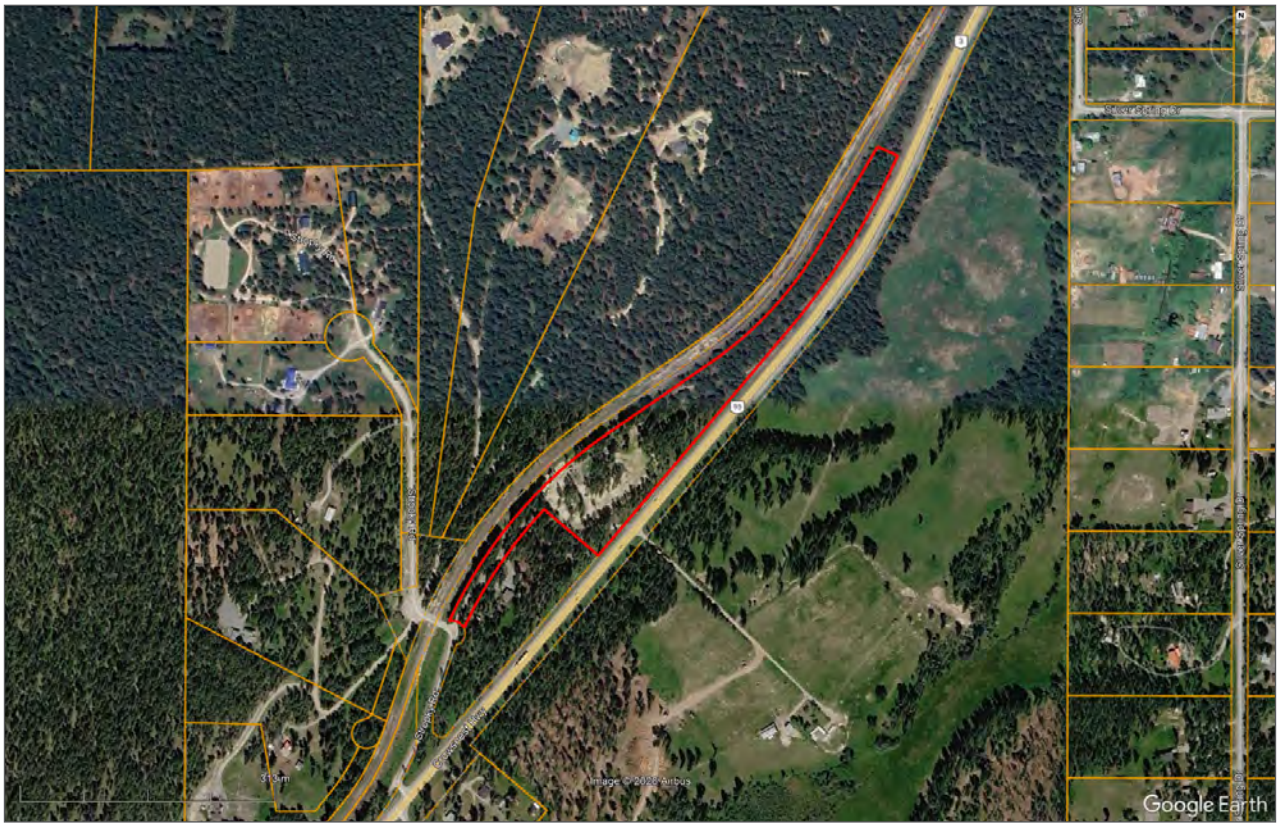


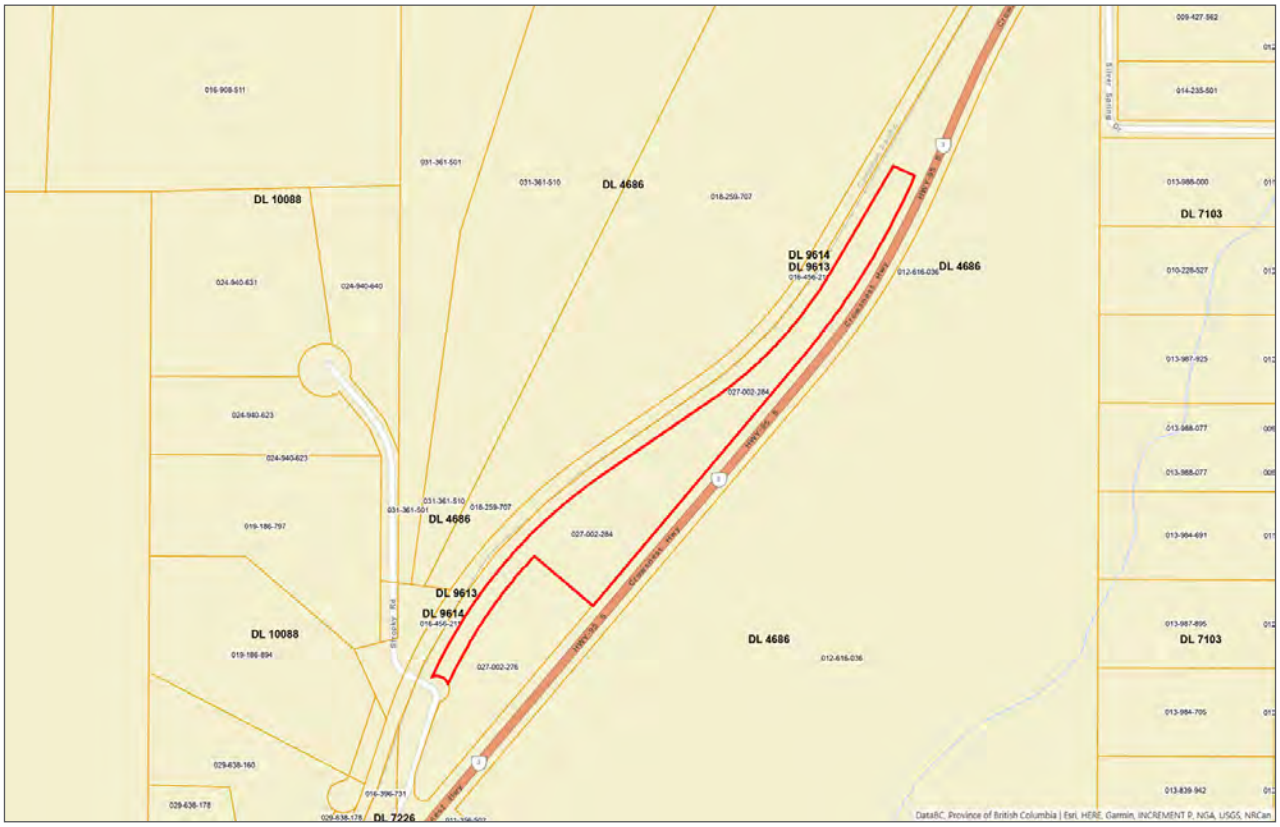

British Columbia
Alberta
Prince George
Williams Lake
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Vernon
Calgary
Red Deer
Lethbridge
Medicine Hat
Vancouver
Victoria
Nanaimo
Campbell River
Courtenay
Port Alberni
Duncan
Abbotsford
Hope
Merritt
Princeton
Grande Prairie
Fort St John
Dawson Creek
Edmonton
St Albert
Banff
Golden
Revelstoke
Sicamous
Salmon Arm
Chase
Kamloops
Enderby
Armstrong
Spallumcheen
Vernon
Lumby
Cherryville
Coldstream
Lake Country
Kelowna
West Kelowna
Peachland
Summerland
Penticton
Naramata
Oliver
Osoyoos
Keremeos
Okanagan Falls
Kaleden
Grand Forks
Greenwood
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Nelson
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Canal Flats
Radium Hot Springs
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Windermere
Golden
Revelstoke
Nakusp
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Kaslo
Winlaw
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Genelle
Castlegar
Thrums
Beaverdell
Westbridge
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Oroville
Omak
Okanogan
Tonasket
Republic
Curlew
Kettle Falls
Colville
Chewelah
Metaline Falls
Newport
Priest River
Sandpoint
Bonners Ferry
Eureka
Libby
Troy
Yaak
Rexford
Whitefish
Kalispell
Columbia Falls
West Glacier
Glacier National Park
Waterton Lakes National Park
Cardston
Pincher Creek
Fort Macleod
Lethbridge
Medicine Hat
Brooks
Strathmore
Airdrie
Cochrane
Canmore
Redwood Meadows
Turner Valley
Okotoks
High River
Nanton
Claresholm
Vulcan
Taber
Coaldale
Lethbridge
Coutts
Sweetgrass
Shelby
Conrad
Cut Bank
Browning
East Glacier Park
Columbia Mountains
Rocky Mountains
Purcell Mountains
Selkirk Mountains
Monashee Mountains
Okanagan Mountains
Kootenay Lake
Arrow Lakes
Slocan Lake
Duncan Lake
Lower Arrow Lake
Upper Arrow Lake
Kootenay River
Columbia River
Pend Oreille River
Flathead River
Flathead Lake
Swan Lake
Kootenai River
Clearwater
Barriere
Louis Creek
McLure
Darfield
Little Fort
Birch Island
Blackpool
Vavenby
Adams Lake
Squilax
Scotch Creek
Celista
Eagle Bay
Malakwa
Three Valley
Mt Griffin
Shelter Bay
Galena Bay
Trout Lake
Meadow Creek
Howser
Argenta
Johnsons Landing
Duncan Lake
Lardeau
Gerrard
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Slocan
Passmore
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Boswell
Sirdar
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Lister
Canyon
Yahk
Kingsgate
Moyie
Jaffray
Wardner
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Elko
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Newgate
Fort Steele
Tobacco Plains
Skookumchuck
Ta Ta Creek
Wasa
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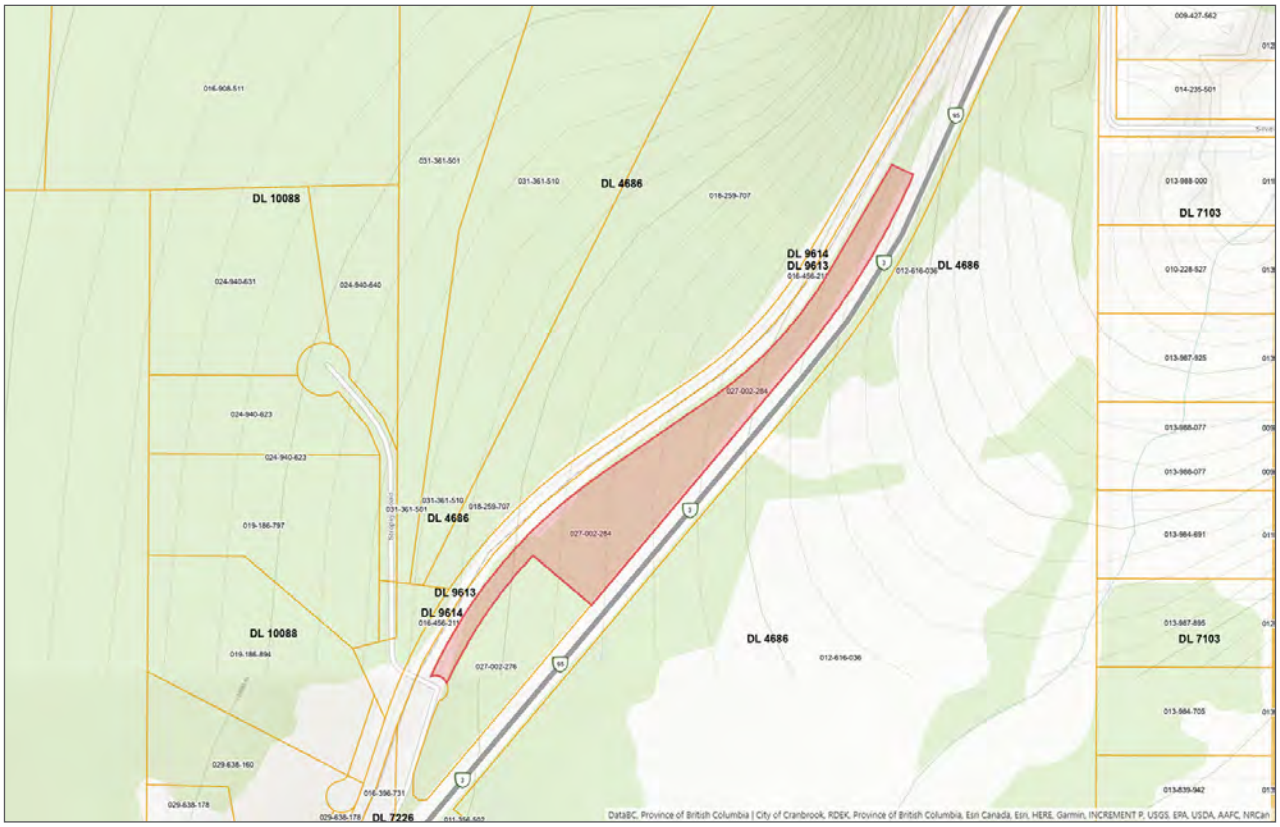

Elkford
Shutty Bench
Kaslo
Mirror Lake
Premier Lake
Skookumchuck
Riondel
Ainsworth
Wasa
Elk Prairie
Sparwood
Crawford Bay
Kimberley
Balfour
Meachen
Fort Steele
Wycliffe
Mt Hosmer
Hosmer
Three Skiers
Crowsnest
Cranbrook
Fernie
Corbin
Boswell
Bull River
Cokato
Lumberton
Wardner
Sanca
Jaffray
Flathead
Kuskonook
Moyie
Elko
Kootenay Mountain
Sirdar
Baynes Lake
Wynndel
Kitchener
Ryan
Creston
Yahk
Grasmere
Image Landsat / Copernicus
Eastport
Roosville
Google Earth


Meachen
Marysville
Wycliffe
Wanklyn
St. Eugene Mission
Fort Steele
Cranbrook
Baker
Bull River
Wardner
Jaffray
Galloway
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Grantbrook
ROCKYVIEW
3.65 km
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Notes

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