



Lakefront Lot to Build Your Dream Home - Nimpo Lake



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Lakefront Lot to Build Your Dream Home

Nimpo Lake

PROPERTY DETAILS

Listing Number:	25247
Price:	\$110,000
Taxes (2025):	\$442.73
Size:	2.8 acres
Zoning:	RR3

DESCRIPTION

This 2.8-acre lot on Nimpo Lake offers a rare chance to own affordable lakefront in one of BC's most scenic wilderness settings. The property slopes gently upward from the road to a high point with a level building site that provides sweeping views of Nimpo Lake and the surrounding Coast Mountains. From this elevated vantage, the land drops steeply to 180 ft of lake frontage, where you can access the water for your own private dock, floatplane, or lakeside activities. Lightly treed with a mix of spruce and aspen, the lot offers natural beauty while still being easy to clear for development.

With year-round road access, power at the lot line, and amenities just minutes away in Nimpo Lake, this property is well suited for a recreational retreat, vacation rental, or future retirement home. Known as the "Floatplane Capital of BC," Nimpo Lake is a hub for fishing, boating, and outdoor adventure, making this property not only a peaceful getaway but also a smart long-term investment. Whether you're drawn by the incredible views, the lake access, or the potential for income, this lot offers excellent value in a highly desirable location.

LOCATION

1639 Nimpo Lake Road N - Cariboo Chilcotin

DIRECTIONS

Very easy access on well-maintained paved roads. Follow Highway 20 West 290 km from Williams Lake through the Towns of Alexis Creek, Tatla Lake through to Nimpo Lake. Just after Nimpo Lake, turn left onto Nimpo Lake Road N. Stay right at the T and follow the well-maintained gravel road for approximately 2 minutes. The property is on the left near the end of the road.

From Bella Coola follow Highway 20 East approximately 160 km through Hagensborg, over Heckman Pass, through Tweedsmuir Park and continue past Anahim Lake. Just before Nimpo Lake you will see Nimpo Lake Road on the right.

By air, you can travel on Pacific Coastal to Anahim Lake on a 1-hour scheduled flight from Vancouver South Terminal.

AREA DATA

Nimpo Lake sits on the Chilcotin Plateau surrounded by the Coastal, Itcha and Ulkatcho mountains. It is an excellent fishing lake, offering Rainbow trout of up to five pounds. Nimpo Lake has appropriately been named the "Floatplane Capital of BC" and presently has an air charter company providing a host of services to the many visitors. It also has many private float plane docks around the lake. Sightseeing charters are very popular because so much of this scenic area is only accessible by air. There are many alpine and high altitude lakes in



the area for camping, fishing, hunting and hiking. A day will not go by in the summer when you won't see a floatplane take off of the lake carrying visitors on a flightseeing tour to the Turner Lake chain for a multi-day canoe trip, or for a day of fishing on one of the pristine fly in lakes.

Nimpo Lake is also a favourite stop for many pilots flying on their way to the Yukon or Alaska who have become accustomed to refuelling here. Nimpo Lake is at 3,655 ft elevation with spectacular views of the Coast Mountain Range to the south. It is a relatively calm lake well known for its trout fishing, kayaking, canoeing or just drifting with a fishing line.

The Nimpo Lake Community can also satisfy your needs with a general store, liquor store, cannabis store, fuel station, a restaurant and many full-service accommodations.

VEGETATION

The property is lightly treed with a mix of small spruce and aspen, offering a natural setting without

being heavily forested. The light tree cover provides privacy while still allowing for easy clearing and development of a building site.

RECREATION

Many species of wildlife can be seen in the area including deer, moose, caribou, bears, wolves, cougars and several species of birds.

Surrounded by the snow-capped Coastal Mountain Range, tranquil lakes and expansive grasslands, Anahim Lake and Nimpo Lake have year-round outdoor adventure opportunities including fishing, canoeing, hiking, horseback riding, bird watching, cross-country skiing, ice-fishing and snowmobiling to name a few.

Nearby parks (Tweedsmuir provincial Park to the west, Itcha Ilgachuz Provincial Park to the north and Tsyl'os Provincial Park to the southeast) also provide incredible year-round, wilderness recreation terrain.



Hunting

Nimpo Lake is in area 5-6 but is also in close proximity to 5-12B. These areas offer the opportunity to hunt a variety of different species such as:

- Mule deer
- White tail deer
- Moose
- Black Bear
- Grouse

Restrictions may apply, be sure to consult the Hunting Regulations.

MAP REFERENCE

52°20'42.63"N and 125°12'5.20"W

INVESTMENT FEATURES

This 2.8-acre property presents excellent investment potential with 180 ft of lakefront on Nimpo Lake. With year-round road access, power at the lot line, and a prime elevated building site,

the lot is well positioned for development. The property could serve as a private retreat, vacation rental, or future retirement home while offering strong long-term value, as lakefront in this region is limited and highly sought after. Nimpo Lake is a renowned destination for fishing, floatplane access, and outdoor recreation, making it an attractive option for tourism or rental income opportunities in addition to personal enjoyment.

SERVICES

None.

LEGAL

BLOCK A OF DISTRICT LOT 1639 RANGE 3
COAST DISTRICT - PID 018-376-801

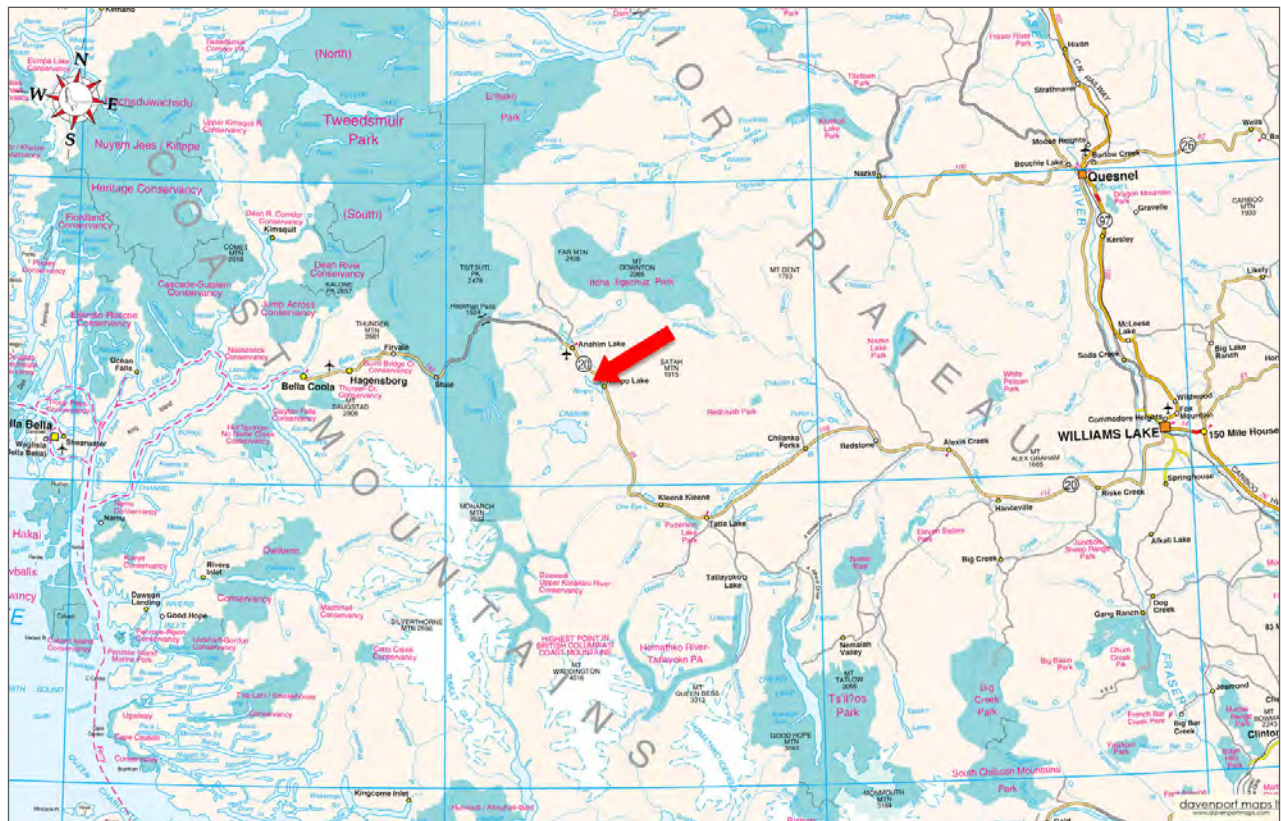


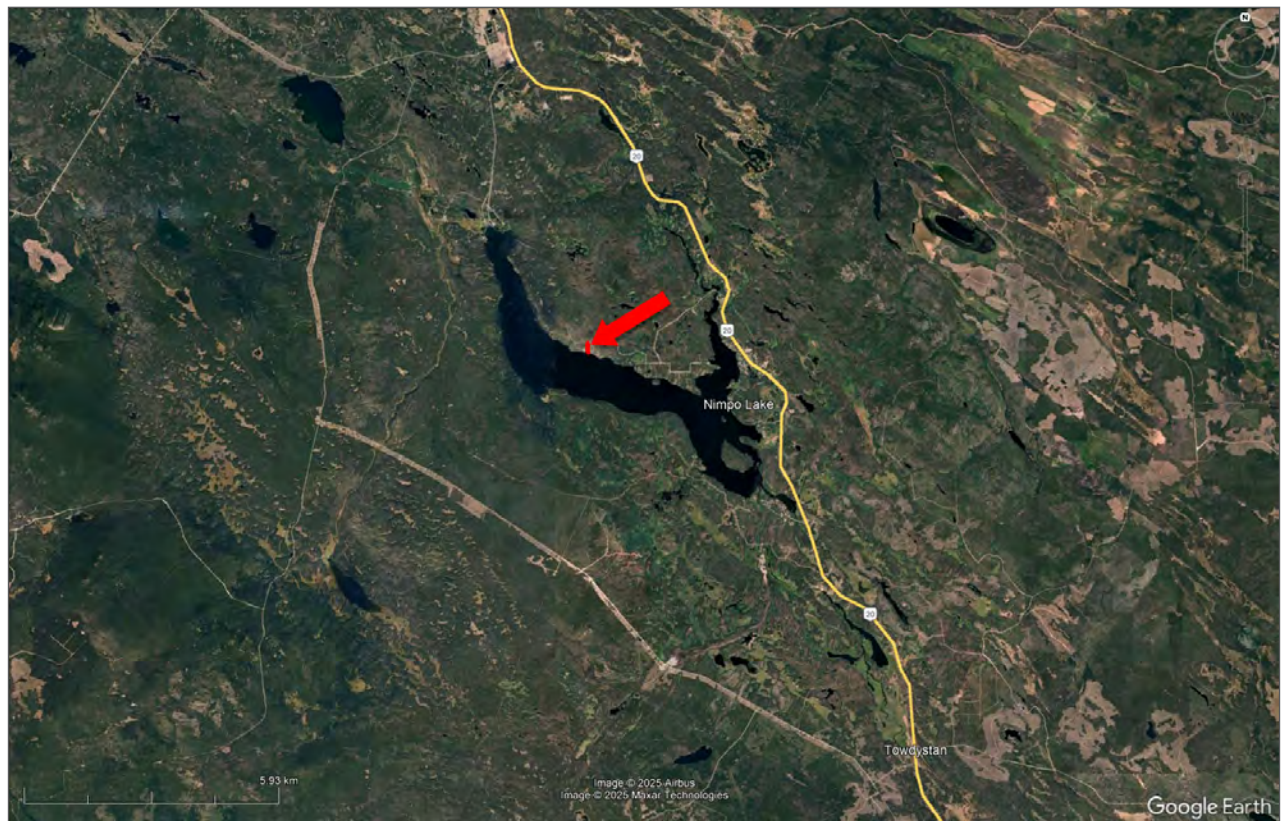
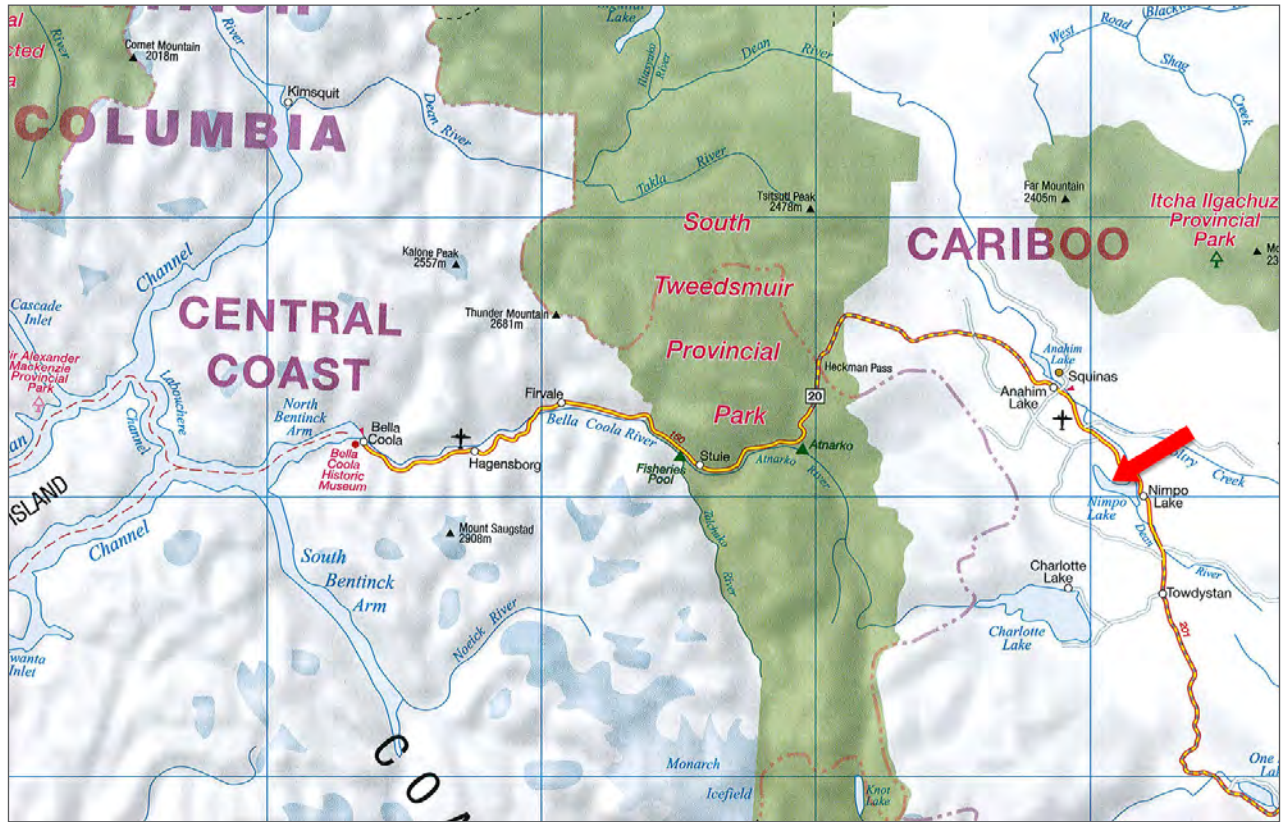
















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