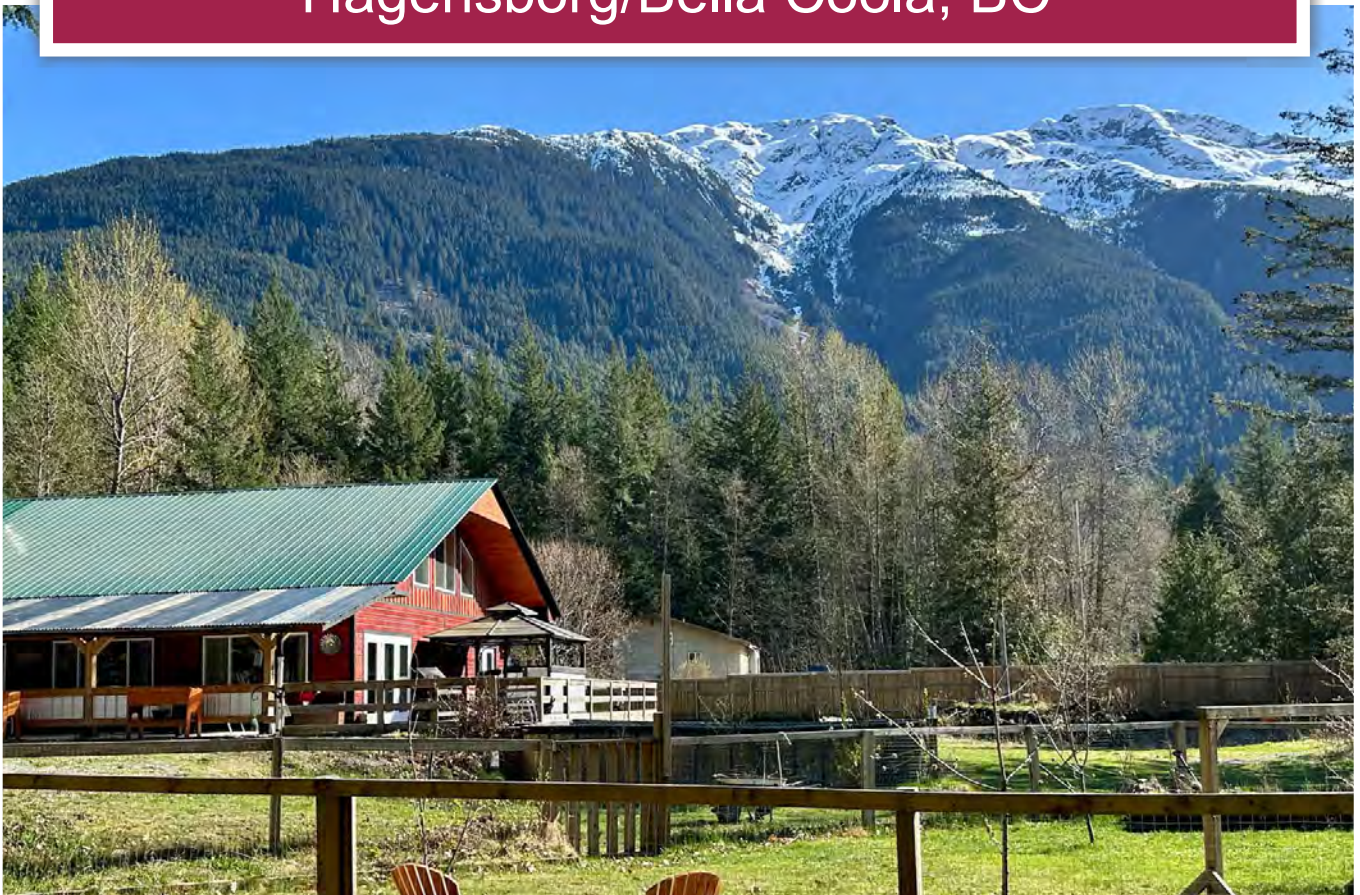




Large Modern Family Home
Hagensborg/Bella Coola, BC



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Large Modern Family Home

Hagensborg/Bella Coola, BC

PROPERTY DETAILS

Listing Number:	25081
Price:	\$570,000
Taxes (2024):	\$5,841.18
Size:	1.11 acres
Zoning:	R2

DESCRIPTION

This large 3,056 sq. ft., modern, newly renovated 3-bedroom, 2-bathroom home is being offered below assessed value and is a must see! The spacious open-concept design includes a bright and airy kitchen, living room, dining area, and foyer—ideal for entertaining or relaxing with family. The kitchen features stainless steel appliances, a walk-in pantry, and a convenient coffee bar. Two sets of patio doors lead out to a large deck with gorgeous mountain views, a covered gazebo for evening BBQs, and a pool for those warm summer days. The main floor also offers two bedrooms and a full 4-piece bathroom.

Upstairs is a true sanctuary: the entire top floor is dedicated to a private primary suite. It boasts a large log post bed, a personal workout area, a massive walk-in closet, washer/dryer, storage and a luxurious 4-piece bathroom complete with a deep soaker tub.

The well-built soundproof walls throughout the home provide exceptional privacy, effectively blocking out all outdoor and highway noise.

Combined with spray foam insulation, the home stays warm in the winter and cool in the summer, enhancing year-round comfort. A cozy WETT certified, wood-burning fireplace keeps the home warm and inviting, with electric heat as a backup.

The home can also be accessed through a spacious two-car garage, which also includes a workshop/welding bay and covered firewood storage. Set on a partially fenced and gated 1.11-acre lot, the yard features mature trees for privacy, a storage shed, a large fenced garden with fruit trees, and a firepit area perfect for gatherings.

Located right in Hagensborg, the property is close to all amenities, schools, and an abundance of outdoor activities, including world-class river and ocean fishing. This is a rare opportunity to own a private retreat in the heart of the Bella Coola Valley.

LOCATION

2301 Mackenzie Highway 20 - Hagensborg/Bella Coola, BC

DIRECTIONS

From Williams Lake travel Highway 20 West for 477 km. This highway will take you over the Chilcotin Plateau, into Tweedsmuir Provincial Park and down "The Hill" dropping 1,400 metres into the scenic Bella Coola Valley. You then travel alongside the breathtaking Atnarko and Bella Coola Rivers before you cross Nusatsum Bridge. Just a few kilometres past the bridge, you will see the gated property on the left.



Bella Coola can also be reached by the scenic Discovery Coast Ferry or by Pacific Coastal Airlines offering 1-hour daily flights to and from Vancouver.

AREA DATA

Bella Coola and its surrounding region are situated within the traditional territory of the Nuxalk Nation. This area holds a deep cultural and historical significance, with the Nuxalk people maintaining a strong presence and vibrant traditions. For more information on the history of the Nuxalk First Nations and the Bella Coola Valley, visit the Bella Coola website: www.bellacoola.ca

The Bella Coola community is remote, with a population of approximately 2,000 residents. The geography of the area is defined by a long, narrow valley, with the community primarily distributed along the Chilcotin Highway 20. This highway stretches from the government wharf on the Pacific Ocean through the populated sections of the valley, passing through Hagensborg and Firvale before ascending to the Chilcotin Plateau. Nearly all

residents live along or near this roadway, making it the central artery of the region.

Bella Coola and Hagensborg provide essential services to residents and visitors. These include grocery and hardware stores, gas stations, repair shops, Canada Post offices, gift shops, and locations to obtain fishing and hunting licences. Financial services are available at the Williams Lake & District Credit Union in Bella Coola, with ATMs located at the Hagensborg Shop Easy, the Credit Union, and the Bella Coola General Hospital.

The Bella Coola General Hospital offers medical services, including a walk-in clinic and a pharmacy. Recreational and cultural amenities in the area include an outdoor skating rink, a public outdoor pool, an organic market, Nuxalk Art Gallery and a veterinary clinic. Additionally, Bella Coola and Hagensborg are home to numerous artisan shops, gift stores, and coffee houses, contributing to the area's unique character and charm.

RECREATION

Located in the stunning Bella Coola Valley, this property is surrounded by an abundance of fresh water, clean air, and thriving wildlife. Outdoor enthusiasts will find endless year-round recreation: winter brings cross-country skiing, snow machining, and skating at the outdoor rink, while summer is ideal for hiking scenic trails, rock climbing, kayaking, paddle boarding, fishing in the rivers and ocean, horseback riding, or cooling off in the river's natural pools.

Locally, Bella Coola offers numerous group sport activities including a volleyball league, baseball, basketball, floor hockey and fitness.

Just a short distance away, BC Parks has established the Belarko Bear Viewing Station, a prime spot for observing grizzly bears feeding along the Atnarko River from mid-August to mid-October. The property is also nestled within the legendary Great Bear Rainforest, one of the world's last intact temperate rainforests, home to coastal wolves, black bears, grizzlies, and the rare Kermode "Spirit Bear."

For adventure seekers, the dramatic mountains surrounding the Bella Coola Valley have become a world-renowned destination for heli-skiing, attracting professional film crews and thrill-seekers from around the globe. Bella Coola Heli Sports has been named the World's Best Heli-Ski Operation for the past three years, offering access to an incredible 1.5 million acres of skiable terrain.

SERVICES

- BC Hydro
- Spring water
- Septic tank w/drain field
- Wood heat - WETT inspected
- Electric backup heat
- Cell service



MAP REFERENCE

52°23'52.86"N and 126°29'58.53"W

LEGAL

LOT 8 SECTION 9 TOWNSHIP 4 RANGE 3
COAST DISTRICT PLAN 30284

PID 001-280-589

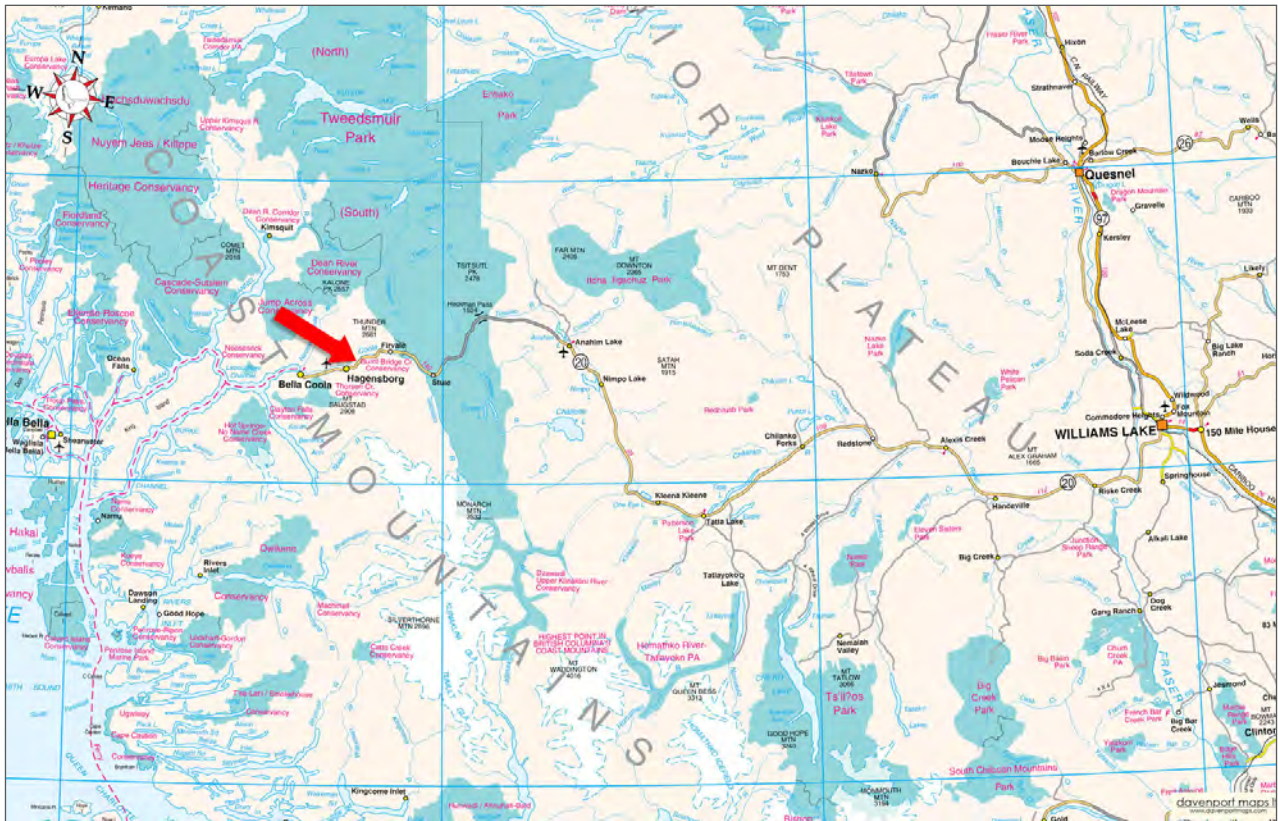
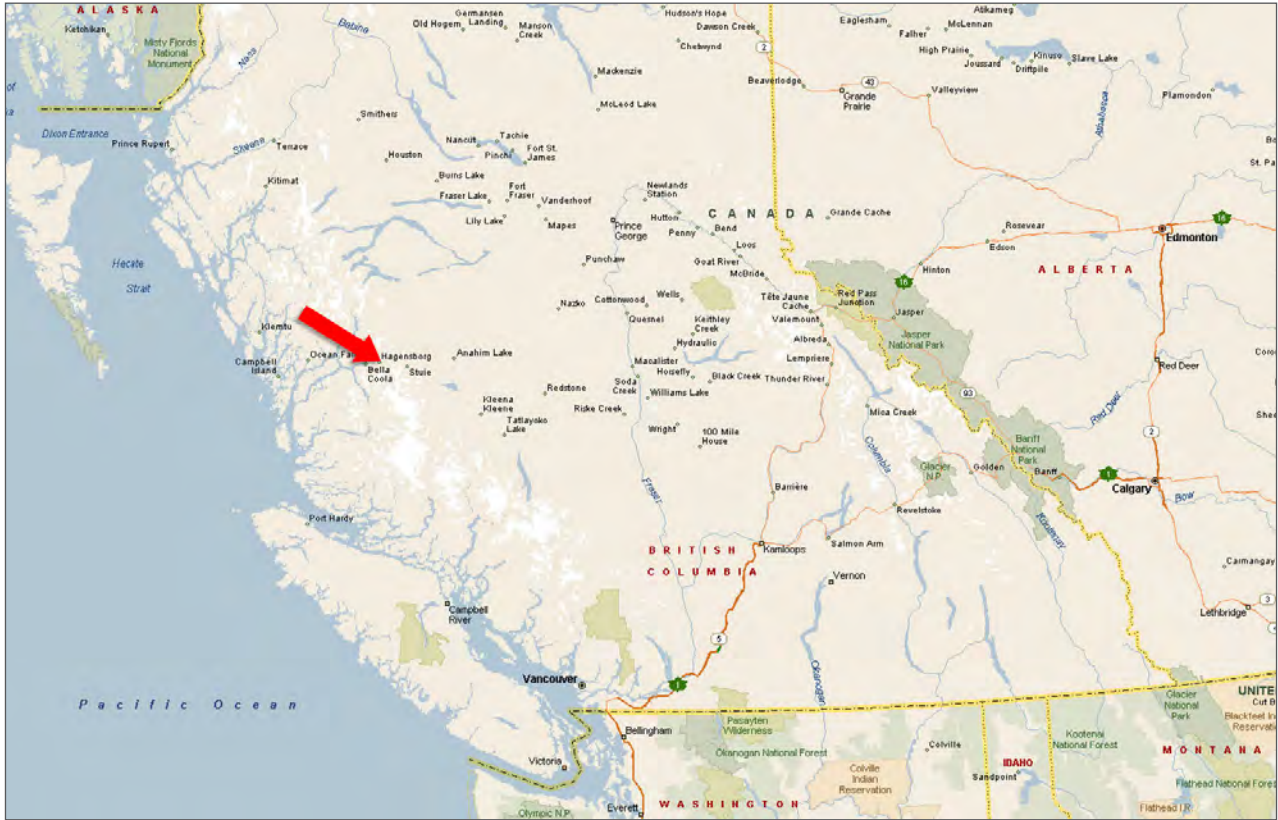


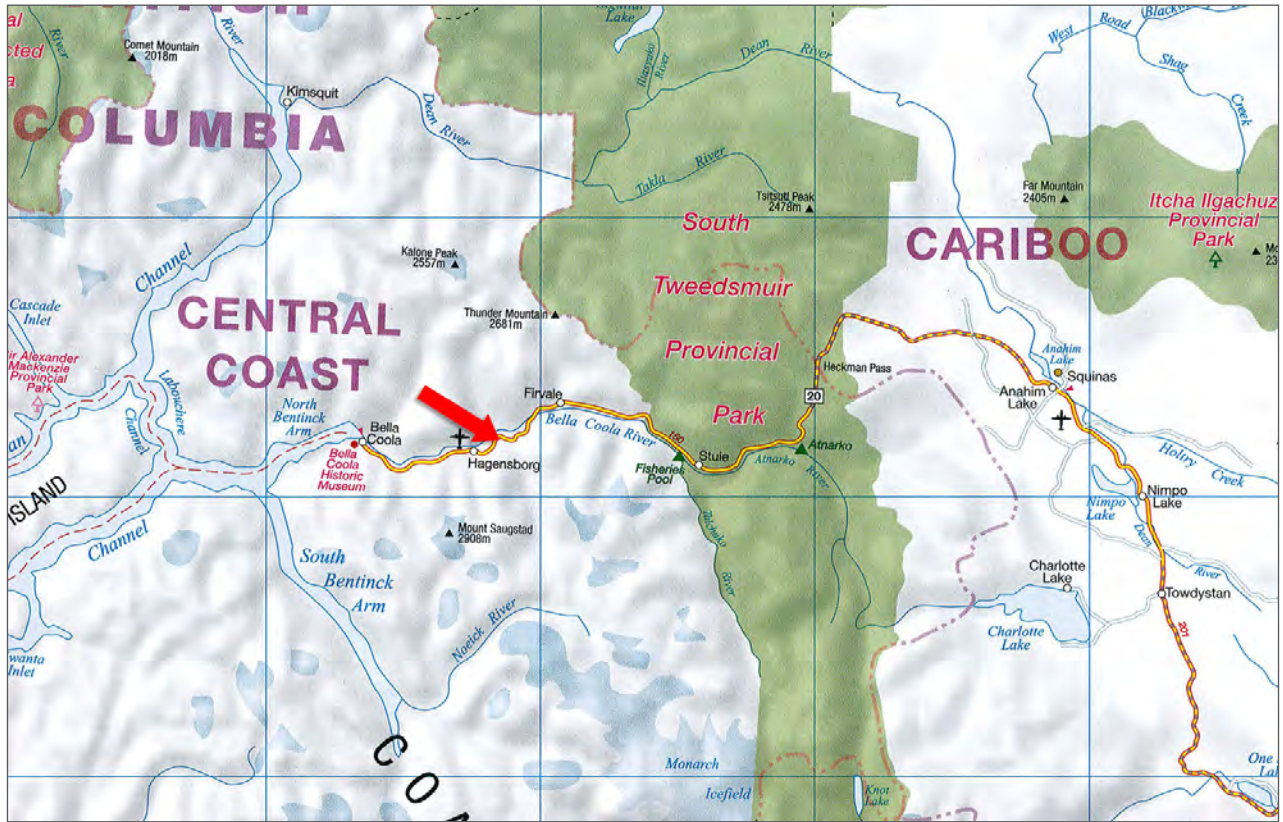


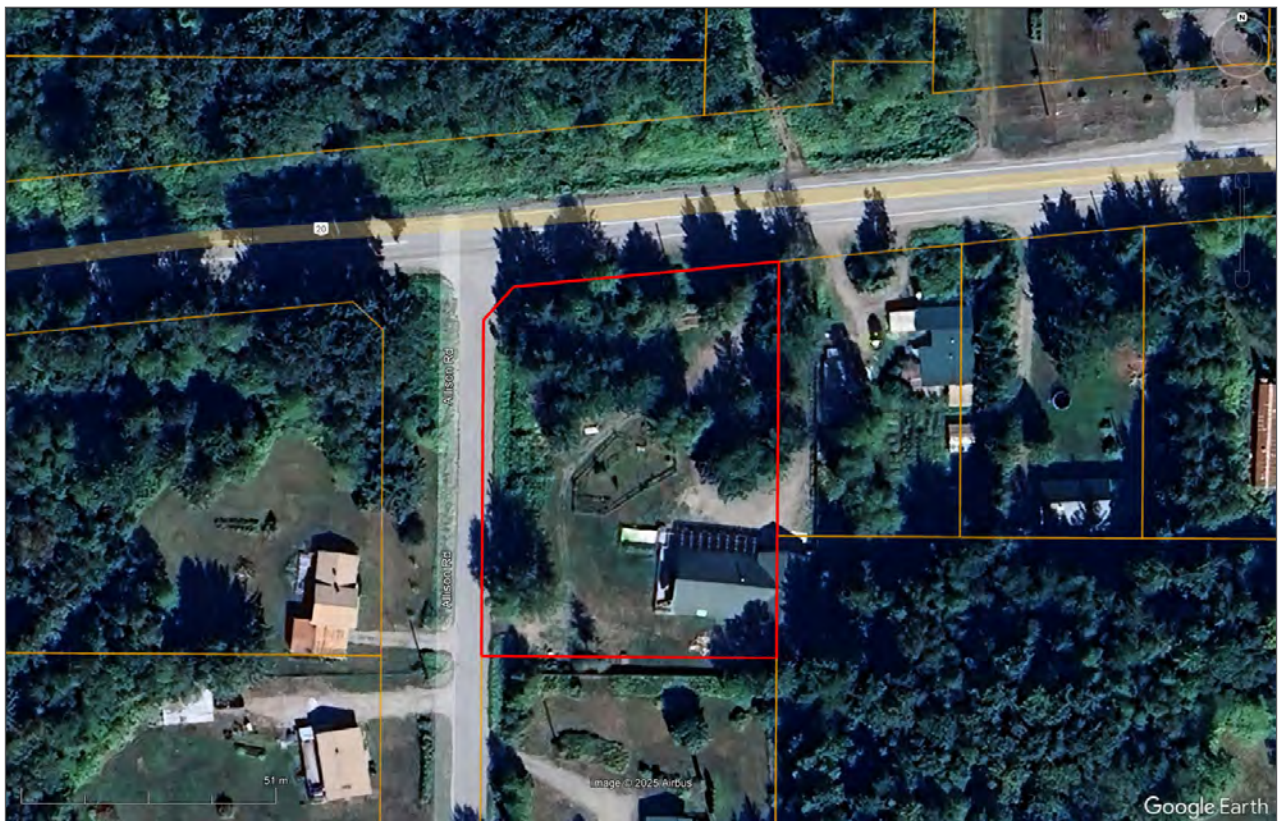


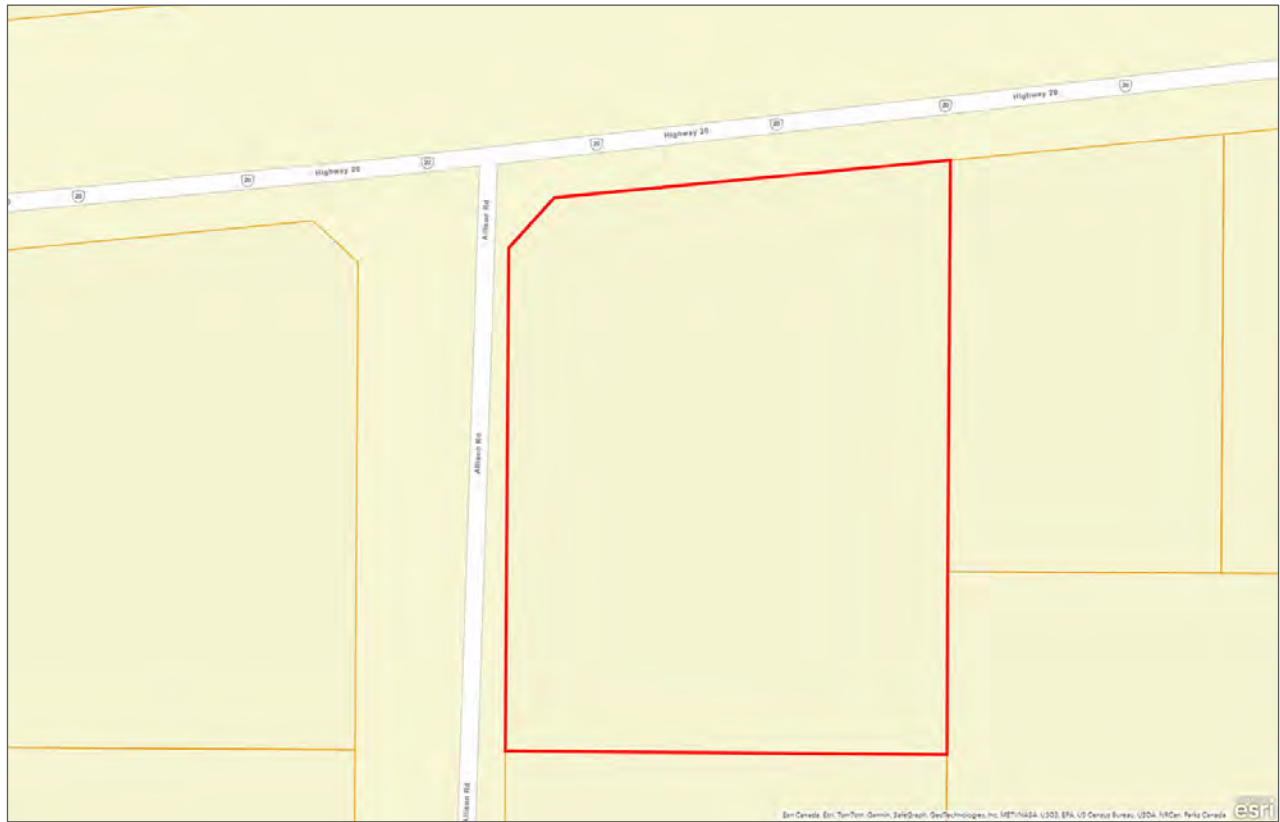














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