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Off-Grid Homestead in World-Renowned Atlin, BC



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"The Source" for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

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Off-Grid Homestead in World-Renowned Atlin, BC

PROPERTY DETAILS

Listing Number:	26047
Price:	$650,000
Taxes (2025):	$2,262.74
Size:	35.4 acres

DESCRIPTION

Discover the ultimate off-grid retreat in one of British Columbia's most pristine and secluded corners: a spacious log home set on a generous 35-acre lot just outside Atlin, BC. This remarkable property offers true independence and natural beauty, complete with your own private lake right at your doorstep—perfect for peaceful mornings, fishing, or simply soaking in the stunning wilderness views. The one-storey log home, built on a solid concrete foundation with a full basement, features an inviting open-floor plan, 2 bedrooms, and 2 bathrooms, making it ideal as a comfortable family homestead or a serene personal escape.

Beyond the home itself, the land is primed for self-sufficiency and agricultural pursuits. Recent improvements include a 20' x 28' greenhouse installed last year and a substantial 20' x 40' garden area, alongside a deep 80 ft well, a reliable septic system, and a powerful 22 kW 4-cylinder Lister diesel generator for dependable off-grid power. Adding even greater value is the transferable 220-acre grazing license, opening up opportunities for livestock, ranching, or expanded land use. Whether you're dreaming of building a sustainable homestead, creating a private wilderness retreat, or investing in the rising appeal of remote acreage properties, this diamond in the rough combines seclusion, functionality, and endless potential. Contact us today to arrange a viewing and experience this rare gem firsthand!

DIRECTIONS

Please see mapping section of this listing.

AREA DATA

Atlin is a small, incorporated community located in northwestern British Columbia within the Stikine Region. Although part of BC, it is geographically closer and more connected to Whitehorse. Atlin is set along the eastern shore of Atlin Lake, one of the largest natural lakes in the province. The community is framed by the dramatic peaks of the Coast Mountains and bordered by vast wilderness areas, well suited to buyers seeking remote recreational estates, waterfront legacy properties, or wilderness retreat opportunities.

A close-knit community with an estimated 350 and 450 residents, but sees seasonal increases during the summer months when tourism and recreational use are at their peak. Population density is extremely low, with expansive lots, rural parcels, and waterfront acreages dominating the area. The community operates under a subarctic climate, characterized by mild to warm summers with typical daytime highs up to 25°C, and cold, snowy winters where temperatures commonly range from -10°C to -25°C. Snowfall is significant, and the region experiences long daylight hours in summer and short daylight periods in winter.



Despite its remote northern setting, Atlin offers essential infrastructure including a general store, fuel services, a community hall, a small K-12 school, a health clinic, and a seasonal airport serving private and charter flights. Major retail, medical, and commercial services are accessed primarily in Whitehorse. The lifestyle in Atlin is centered on outdoor recreation and self-sufficiency, with activities such as boating and kayaking on Atlin Lake, lake trout and Arctic grayling fishing, hiking and alpine exploration, wildlife viewing, backcountry skiing, and snowmobiling. Large acreages are common, and much of the surrounding land is Crown land, creating a sense of privacy and expansive natural surroundings.

Whitehorse

The road from Atlin to Whitehorse is a 175 km trek along the Alaska Highway. Whitehorse is the largest centre in Yukon and functions as the commercial gateway for many northern BC communities, including Atlin.

As the territorial capital, Whitehorse provides full-service infrastructure including a regional hospital, post-secondary institutions such as Yukon University, major grocery and retail outlets, professional services, government offices, and a well-developed transportation network. The Erik Nielsen Whitehorse International Airport offers direct flights to major Canadian hubs, enhancing accessibility for residents and property owners.

The lifestyle in Whitehorse blends convenience with immediate access to wilderness recreation. Residents and many tourists enjoy boating and paddling along the Yukon River, hiking and mountain biking on extensive trail networks, skiing at Mount Sima, fishing in nearby lakes, and year-round outdoor activities.

RECREATION

Atlin is widely regarded as one of northwestern British Columbia's most wilderness-oriented recreation destinations, offering expansive, uncrowded outdoor experiences centered on water, mountains, and remote backcountry terrain. At the heart of the region is Atlin Lake, one of the largest natural lakes in the province, where boating, kayaking, canoeing, sailing, and world-class freshwater fishing for lake trout and Arctic grayling are primary draws. The scale and clarity of the lake create exceptional opportunities for multi-day boating excursions and remote shoreline camping. Surrounding alpine terrain provides hiking, mountaineering, wildlife viewing, and backcountry exploration, with mountain goats, moose, and bears commonly seen throughout the region.

A major wilderness anchor for the area is Tatshenshini-Alsek Provincial Park, an internationally recognized protected area known for its dramatic glaciated landscapes and world-renowned river rafting routes.

Closer to town, Surprise Lake Provincial Park offers accessible camping, swimming, paddling, and family-oriented recreation with maintained facilities. The Atlin area is also popular for backcountry skiing, snowmobiling, ice fishing, and winter photography, as long snowy seasons create reliable conditions for snow-based recreation. Tourism is focussed

around wilderness photography, remote cabin retreats, and adventure-based travel, making it especially appealing to those seeking solitude and large-scale natural landscapes.

Whitehorse offers a broader mix of structured recreation and accessible wilderness experiences.

The Yukon River runs directly through the city and serves as a main recreation corridor for canoeing, kayaking, paddleboarding, fishing, and riverside trail use. One of the most visited natural attractions is Miles Canyon, known for its basaltic cliffs, suspension bridge, and scenic hiking routes that connect to the city's extensive trail network.

Whitehorse maintains hundreds of kilometres of maintained multi-use trails for hiking, mountain biking, and cross-country skiing, many of which are groomed throughout the winter months. Mount Sima attracts downhill skiers and snowboarders, along with snowmobiling, fat biking, and dog sledding. Kluane National Park and Reserve sets the stage for remarkable glacier viewing, mountaineering, flightseeing tours, and alpine hiking in some of Canada's most dramatic mountain terrain. Fishing, camping, and lake recreation are widely available at nearby lakes such as Chadburn Lake and Fish Lake.

HISTORY

Atlin's modern growth began in 1898 following major placer gold discoveries during the Klondike Gold Rush, which rapidly transformed the area into one of British Columbia's most significant northern gold camps. The town developed quickly with hotels, stores, steamboat transportation, and government services, serving as a key supply and administrative centre distinct from nearby Yukon communities. As gold production declined in the early 20th century, the population fluctuated, and Atlin gradually evolved into a smaller, quieter settlement that today retains much of its frontier character while functioning as a remote northern community supported by tourism, limited mining, and seasonal residents.

MAP REFERENCE

59°46'35.60"N and 133°47'36.96"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Sewer - septic field
- Water - drilled well
- Solar
- Propane
- Generator

ZONING

Atlin remains outside of a regional district and retains its planning authority through provincial regulations. Zoning isn't enforced the same way as in a municipality, a site-specific development or subdivision proposal often requires referral to the Atlin Advisory Planning Commission (operating through the Atlin Community Improvement District) and review by provincial ministries.

LEGAL

DISTRICT LOT 1109 CASSIAR DISTRICT

PID 015-640-043

























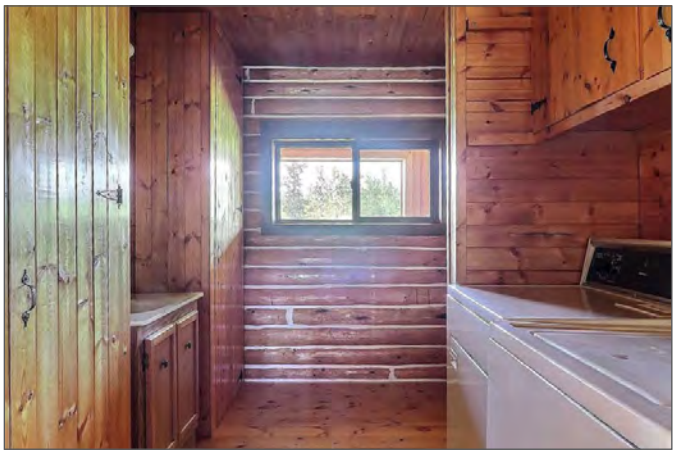




















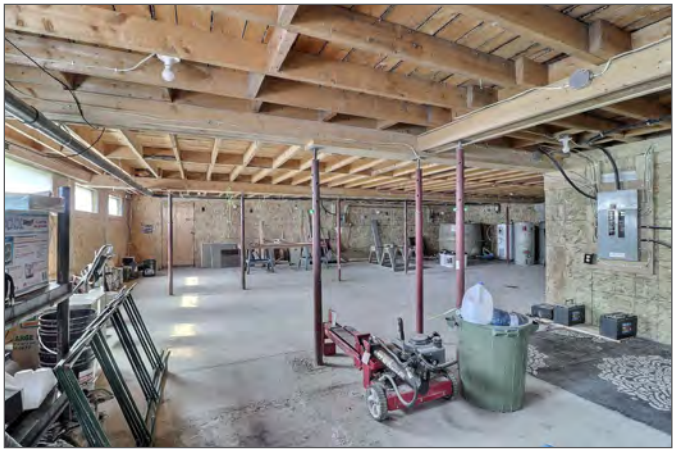














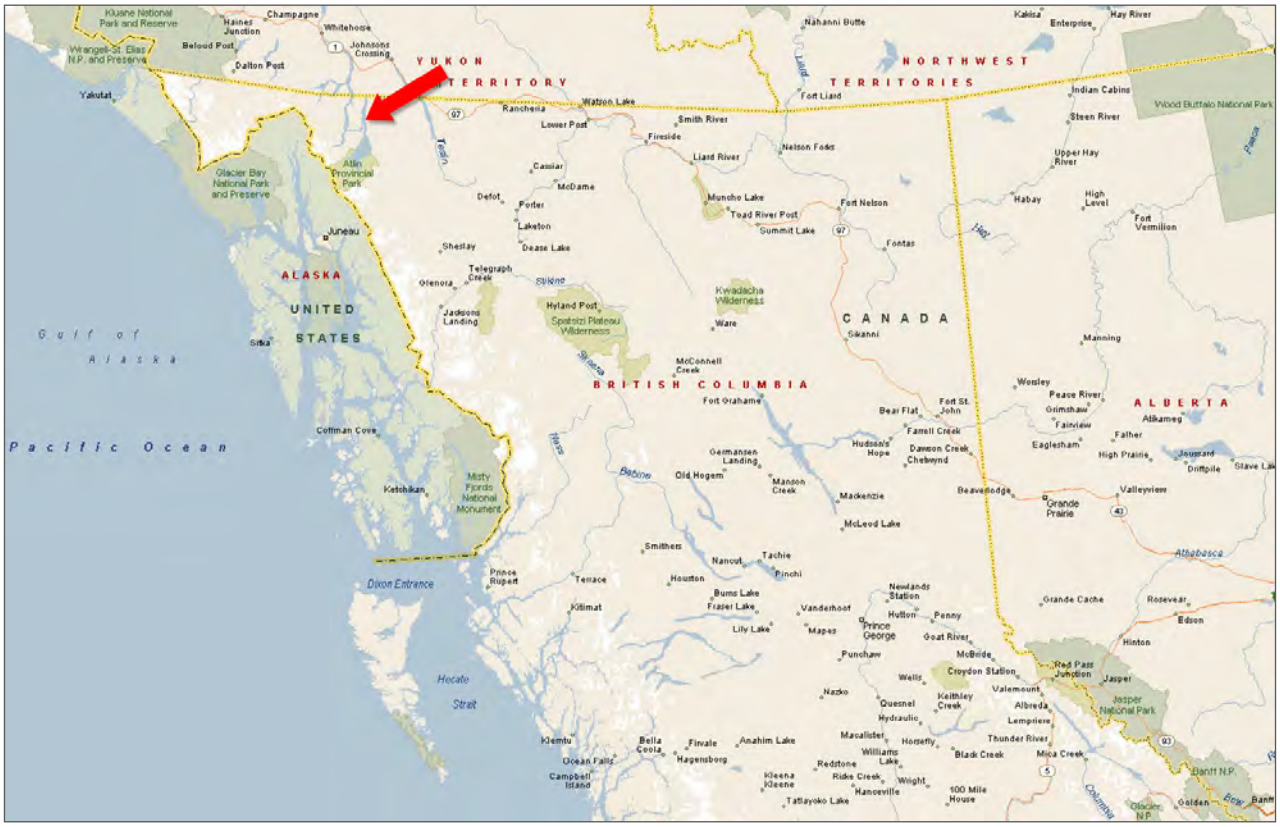


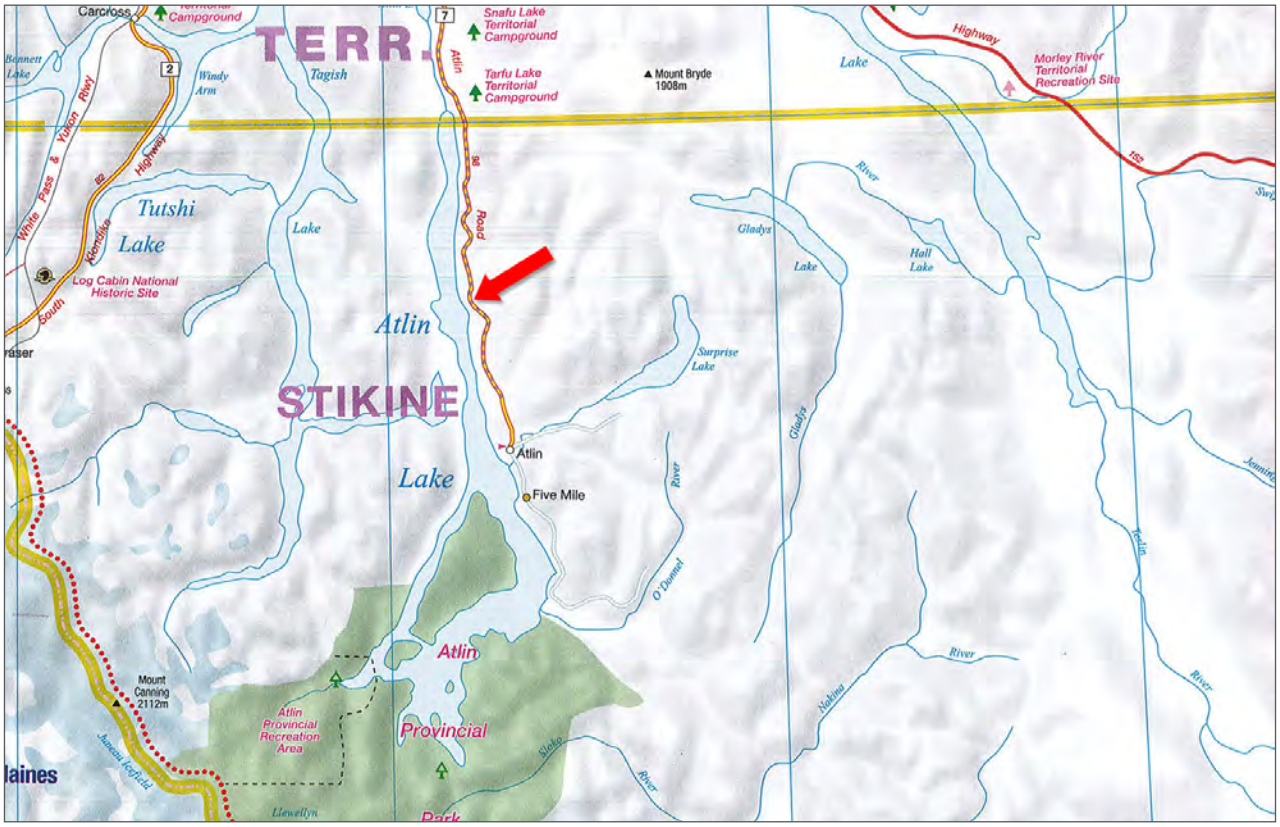


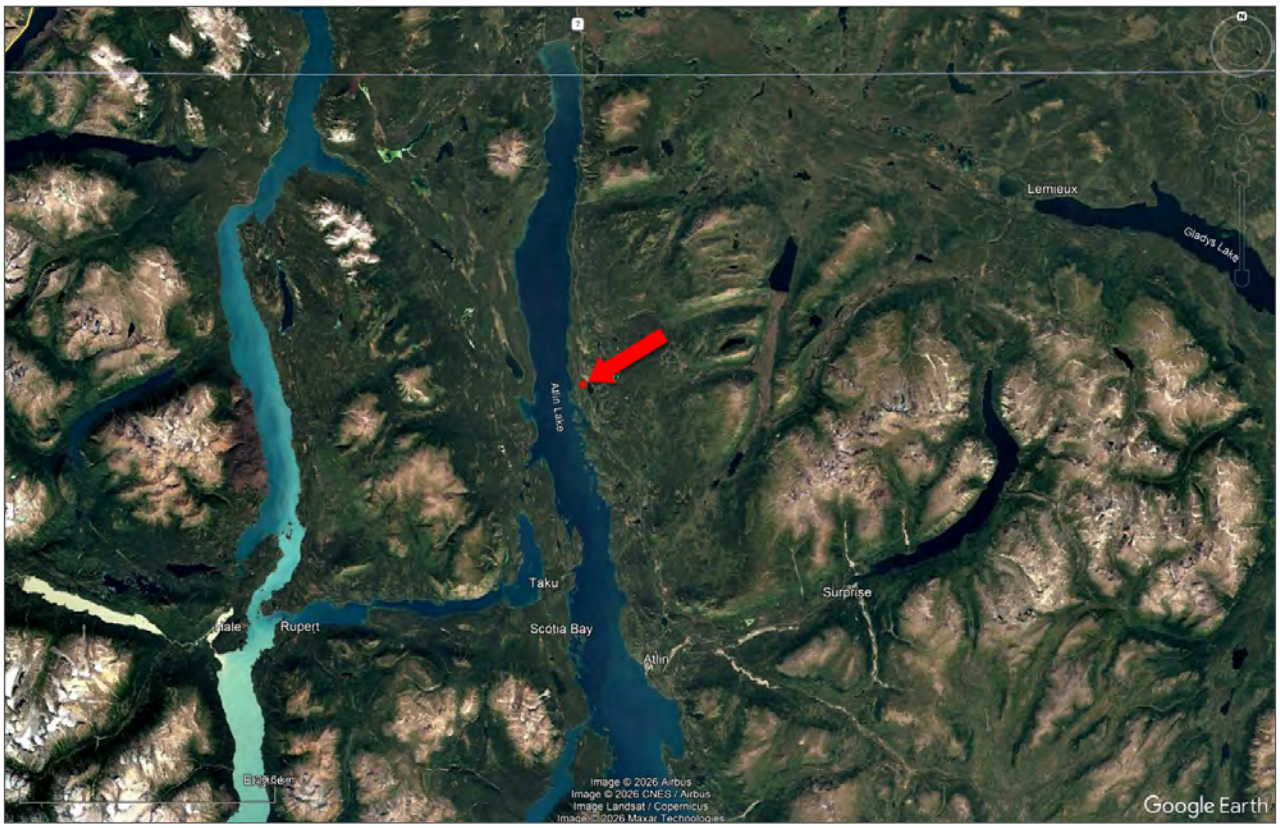







YUKON TERRITORY
NORTHWEST TERRITORIES
ALASKA
UNITED STATES
CANADA
BRITISH COLUMBIA
ALBERTA
Gulf of Alaska
Pacific Ocean
Dixon Entrance
Hecate Strait
Juneau
Skagway
Haines
Atlin
Watson Lake
Teslin
Dease Lake
Stikine
Mount Edziza
Ne'ah Conservancy
CASSIAR MOUNTAINS
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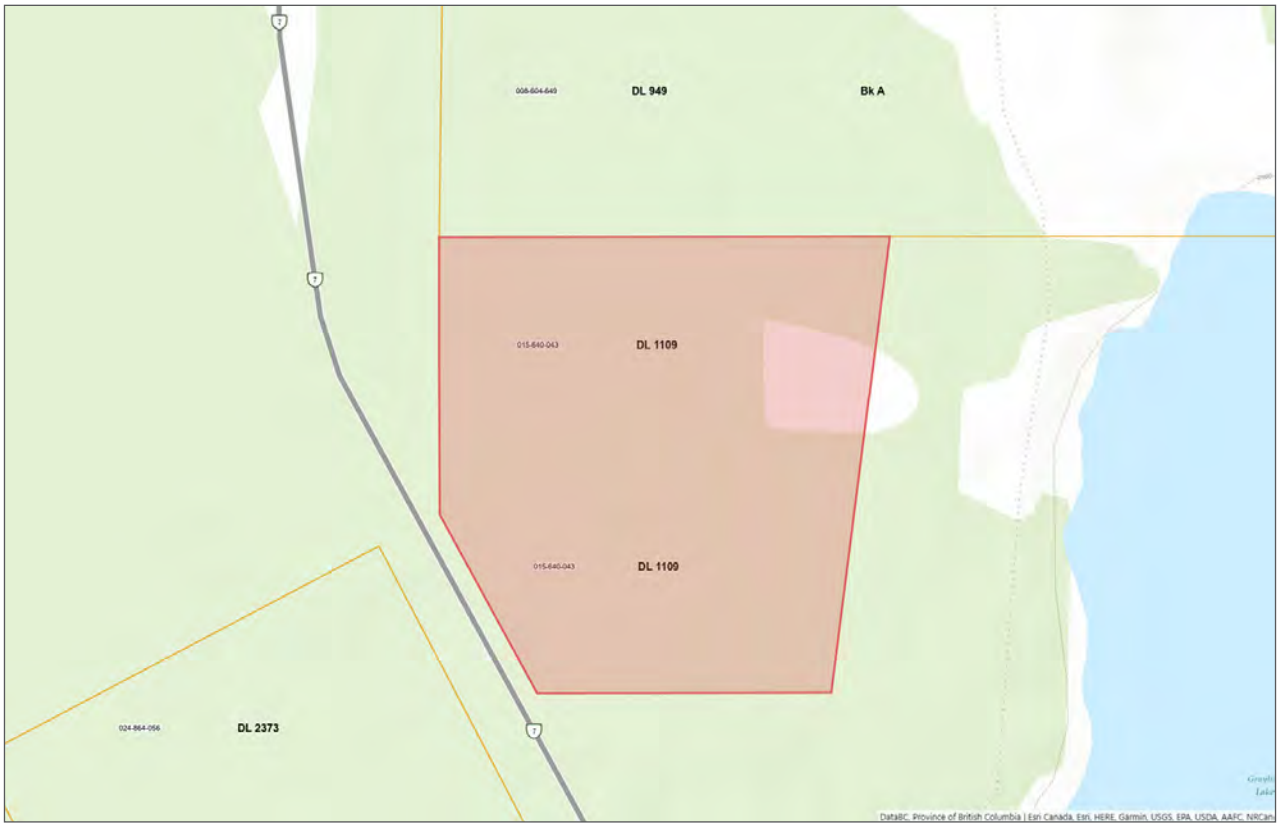

Carcross
Campground
TERR.
Tagish
Windy Arm
Bennett Lake
White Pass & Yukon Route
Highway
Tutshi Lake
Log Cabin National Historic Site
Snafu Lake Territorial Campground
Tarfu Lake Territorial Campground
Mount Bryde 1908m
Atlin Road
Atlin
STIKINE
Lake
Five Mile
Surprise Lake
Gladys Lake
Hall Lake
Morley River Territorial Recreation Site
Highway
Atlin Provincial Recreation Area
Atlin Provincial Park
Mount Canning 2112m
Llewellyn
Sloko River
O'Donnel River
Nahlin River
Yukon River


Lemieux
Gladys Lake
Atlin Lake
Taku
Surprise
Rupert
Scotia Bay
Atlin
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