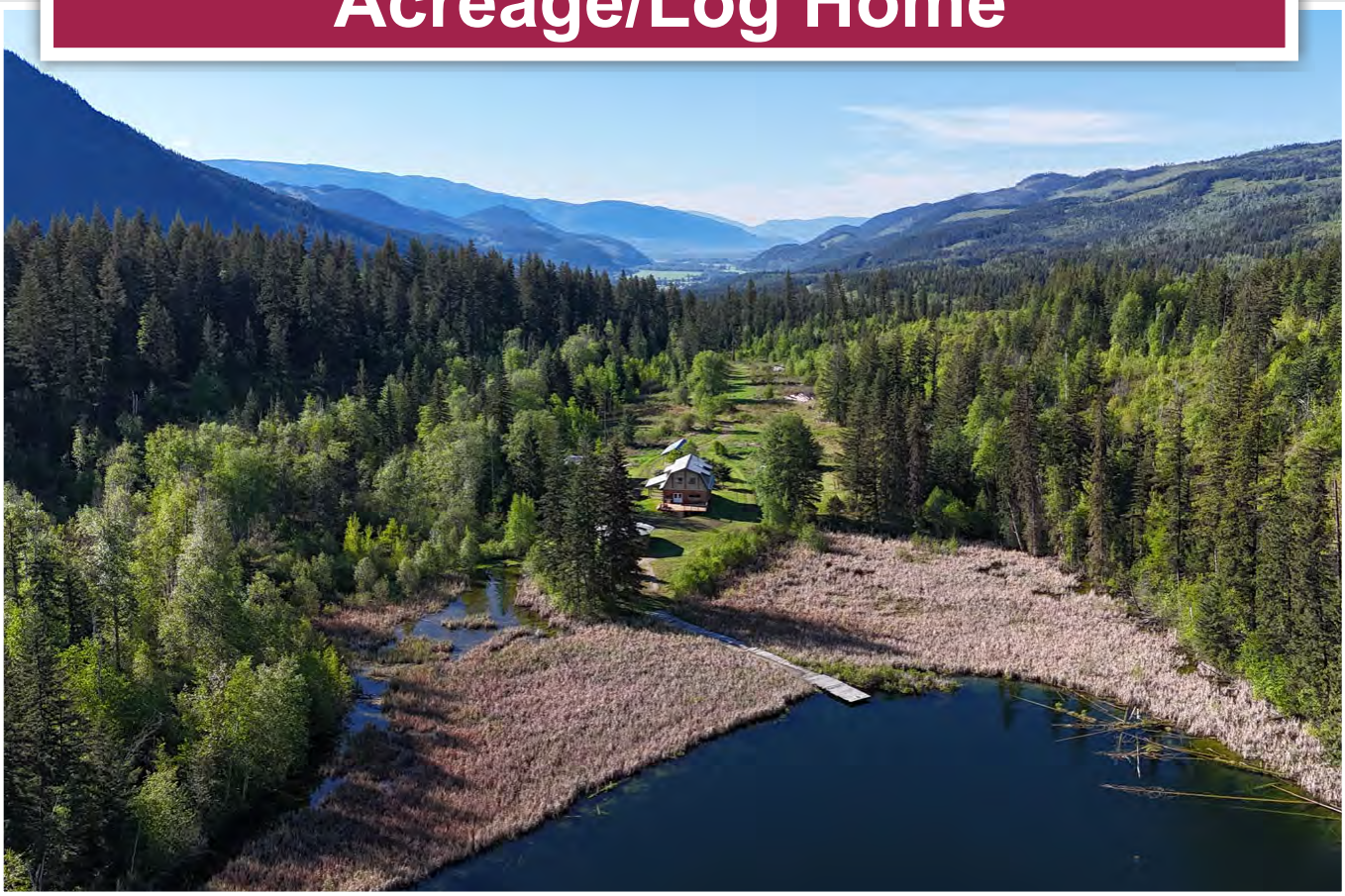
LANDQUEST
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Paradise with Private Lake/ Acreage/Log Home



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Paradise with Private Lake/Acreage/Log Home

Little Fort, BC

PROPERTY DETAILS

Listing Number:	26168
Price:	$1,250,000
Taxes (2025):	$3,889
Size:	77.5 acres

DESCRIPTION

Welcome to an extraordinary private retreat encompassing more than 77 acres of fertile land plus a stunning 7+ acre private lake. Surrounded by Crown land on three sides and with no neighbours in sight, this remarkable property offers a level of privacy and seclusion that is increasingly difficult to find, all within just over an hour of Kamloops.

At the heart of the property is the beautiful little lake, a deep and healthy body of water with a nice in and outflow. Historically it had been stocked with rainbow trout; the lake provides excellent fishing opportunities and endless enjoyment throughout the seasons. An existing dock extends into the water, creating the perfect launch point for canoes, kayaks, and paddleboards, while also serving as a wonderful spot for swimming on warm summer days . . . I would add a swimming float out off the shore! During winter, the lake can be transformed into an epic skating rink, offering unforgettable family memories and outdoor recreation.

Nature enthusiasts will appreciate the exceptional wildlife habitat surrounding the lake. A side channel and adjacent pond attract a wide variety of birds and waterfowl, making this a true paradise for birdwatchers and photographers alike.

The land itself is both productive and versatile. Much of the lower valley has already been cleared and could be further developed for agricultural pursuits, hobby farming, or equestrian perhaps use. The fertile soils are evidenced by an established garden area rich in nutrients and ready for continued cultivation (overgrown now).

Designed for both comfortable living and entertaining, the property features a bright and inviting four-bedroom, two-bathroom home (1 bedroom on the main and 3 bedrooms above—lay out below) that blends modern comforts with rustic character. The home is being sold fully furnished and includes beautiful wood detailing throughout complementing a thoughtful combination of squared log walls, drywall finishes, and timber-frame accents, creating a warm and welcoming atmosphere. The main floor has a large open living/dining/kitchen that connects to the large deck looking out at the lake. On this level you will find a large bedroom, foyer with lots of storage areas including one of two lock-off storage areas for personal belongings between rentals, as well as a full bathroom and side door to a covered car park. The upper level is accessed via a beautiful wood staircase with a nice useable landing area, surrounded by 3 large bedrooms and one full bathroom with laundry closet.

A collection of additional improvements enhances the property's appeal, including an RV shed, woodshed, rustic log cabin, out house, and a unique underground root cellar built into the hillside. Near the lake, a charming gazebo complete with a central



hearth and kitchen facilities creates an exceptional gathering space for family celebrations, guests, and lakeside entertaining in all seasons.

In addition to serving as a remarkable private residence and recreational retreat, the property currently generates supplemental income through a successful short-term rental operation (4.93 rating with stellar reviews), offering future owners flexibility and revenue potential.

Reviews . . .

This was our third year staying in Little Fort, and it's quickly become a tradition we truly look forward to. The outdoor space is incredible with so much room for the kids to play and explore for hours, which makes it such a relaxing experience for everyone. The cabin was warm, clean, and very comfortable, and the overall vibe of the place is just amazing, peaceful, quiet, and exactly what you want for a getaway. We always leave feeling recharged and can't wait to come back again next year. Highly recommend!

We absolutely loved staying here. If you're looking for a remote back to nature home then this is the place for you. You feel like you're the only home in the area. The views from all the windows are spectacular but especially the upstairs bedrooms. The peace and quiet soothes the soul. Well worth a visit.

We (our family of two parents and two teenagers from Germany) spent six days at the "Cabin on Private 8-Acre Lake"—and we absolutely loved it. The tranquility, the lake, and the solitude left a deep impression on us and truly brought peace to the soul. The house is spacious, tastefully decorated, and minimalist—which I personally really appreciate.

What an absolute gem of a place! The pictures honestly didn't do it justice! A gorgeous private cabin with so much space, a beautiful deck, the perfect fire gazebo and your own private lake! It was a dream to spend 3 nights here as a family! We brought a large floaty for the lake and it was the perfect way to relax in the sun! Would definitely come back!

Whether you're seeking a private family estate, a recreational paradise, an agricultural opportunity,

or a combination of all three, this rare lakeside property delivers an exceptional lifestyle in a truly spectacular setting.

It should also be noted the zoning allows subdivisions down to 4 hectares and the land is not in the ALR.

House Approx Room Sizes

Main Floor

- Open living/dining/kitchen: 27’ x 16’6”
- Bedroom: 12’6” x 16’
- Bathroom: 8’ x 9’3” (4-piece and double vanity)
- Foyer: 12’ x 6’6” (lock off storage + entry closet + linen closet)

Upper Level

- Bedroom: 16’3” x 12’2” (queen bed)
- Bedroom: 18’ x 12’10” (queen/single bunk bed)
- Bedroom: 16’6” x 13’ (king bed)
- Bathroom: 8’6” x 8’6” (3 piece) + laundry closet: 3’ x 8’6”
- Landing: 11’6” x 9”

LOCATION

4081 McNab Road - Little Fort, BC

Notable Driving Times

- Little Fort (junction of Highway 24 and Highway 5): 5 minutes
- Clearwater: 25 minutes
- Kamloops: 1 hour 10 minutes

DIRECTIONS

All showings are BY APPOINTMENT as there are periodic short-term rentals and privacy desired—a “drive by look” will not gain anything as it is completely hidden from the road by forest land. Take a look at the video tour and then reach out to book a private showing.

Directions from Little Fort

- Take the Inter Lakes Highway towards Bridge Lake
- Head up the hill a few kilometres and look for McNabb Road on the right (after Lemieux Creek Road)
- Drive a coupe of minutes and cross the bridge over creek and look for the address 4081 on the left

AREA DATA

Little Fort is a small rural community located in the North Thompson Valley of British Columbia, approximately 93 kilometres north of Kamloops and 30 kilometres south of Clearwater. Situated at the junction of Highway 5 (Yellowhead Highway) and Highway 24, Little Fort serves as a gateway to the scenic Interlakes region and is often referred to as the “Hub of the North Thompson.” The community is surrounded by forests, rivers, ranch lands, and hundreds of lakes, making it an attractive destination for outdoor enthusiasts and those seeking a peaceful rural lifestyle. Little Fort has an estimated population of approximately 350 residents. The area maintains a close-knit rural atmosphere and attracts retirees, outdoor recreation enthusiasts, hobby farmers, and those looking to escape larger urban centres.

Summer daytime high temperatures reach 30°C in July and August but mid-20s is more common, while winter temperatures average around -8°C in December. The area receives roughly 877 mm of annual precipitation, supporting lush forests and productive agricultural land. Four distinct seasons provide excellent opportunities for year-round outdoor recreation, including fishing, hunting, hiking, snowmobiling, and cross-country skiing.

Despite its small size, Little Fort provides a range of essential services for residents and visitors, including:

- Gas station and convenience store
- General store

- Restaurant and café
- Pub
- Motel accommodations
- Campgrounds and RV facilities
- Fishing tackle and outdoor supply shops
- Guest ranches and fishing resorts

The community also benefits from its proximity to larger service centres such as Clearwater and Kamloops, where residents can access expanded healthcare, education, shopping, and professional services.
The local economy is supported by forestry, agriculture, ranching, tourism, fishing resorts, and highway-related businesses. The area's strategic location at the intersection of two major highways contributes to steady visitor traffic and supports local commerce.

The housing mix in the area is made up of:

- Large rural acreages are common throughout the area, offering privacy, mountain views, and opportunities for hobby farming, livestock, or equestrian use
- Cabins, seasonal retreats, and recreational parcels are popular due to the region's abundance of lakes, forests, and outdoor activities
- Single-family homes on larger lots provide affordable country living compared to many other areas of British Columbia
- Nearby lakes and riverfront locations offer opportunities for waterfront homes, fishing retreats, and vacation properties
- The fertile valley bottom supports hay production, cattle ranching, and small-scale agricultural operations, making the area attractive for farming and ranching ventures
- Undeveloped land parcels and larger holdings are available throughout the region, appealing to investors and those seeking future development opportunities

RECREATION

Little Fort is renowned for its outdoor recreation opportunities. The region provides access to more than 200 nearby fishing lakes, and is popular for:

- Trophy fishing
- Hunting
- Hiking and horseback riding
- ATV and snowmobile trails
- Camping
- Whitewater rafting
- Wildlife viewing

The nearby North Thompson River and surrounding Crown land that this property backs onto offers endless opportunities for outdoor adventure throughout the year and right at your doorstep! Fishing, swimming, canoeing, kayaking and paddleboarding on your own little lake or just kicking back and relaying on the large deck and enjoying the sites and sounds of nature. In winter, set up a skating rink on the lake and enjoy a game of shinny.

MAP REFERENCE

51°28'49.58"N and 120°14'22.89"W

BOUNDARIES

Please see maps and aerial photos, lines sketched in on aerial images are approximations only.

INVESTMENT FEATURES

Zoning allows subdivision down to 4-hectare parcels



SERVICES

- Power to house and gazebo
- Septic tank/field
- Wood stove on main floor of house and wood hearth in gazebo
- Electric wall heaters in each room
- Cell service/Internet
- Drilled well: 15 GPM

Multiple Water Licences: C057034, C057035, C057036

- Domestic 1,000 gallons/day
- Irrigation 25 acre feet

IMPROVEMENTS

- 4-bedroom, 2-bathroom log home with carport and large deck
- RV shed
- Woodshed
- Rustic old log cabin
- Gazebo by lake with central hearth and kitchen
- Root cellars into hillside
- Outhouse

ZONING

RL-1 (TNRD)
Minimum parcel size: 4 hectares

Permitted Uses

Single family Dwelling with or without a Secondary Suite, Duplex, Agriculture, Horticulture, Recreation, Forestry, Processing Aggregates

Accessory Uses

Bed and Breakfast, Guest Ranch, Stables, Accessory Buildings

Please contact the listing agent and/or the TNRD for full bylaws and to confirm any specific uses.

The Property is NOT in the ALR

LEGAL

PLAN KAP18239B, DISTRICT LOT 1828, KAMLOOPS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 43107
PID 013-164-147









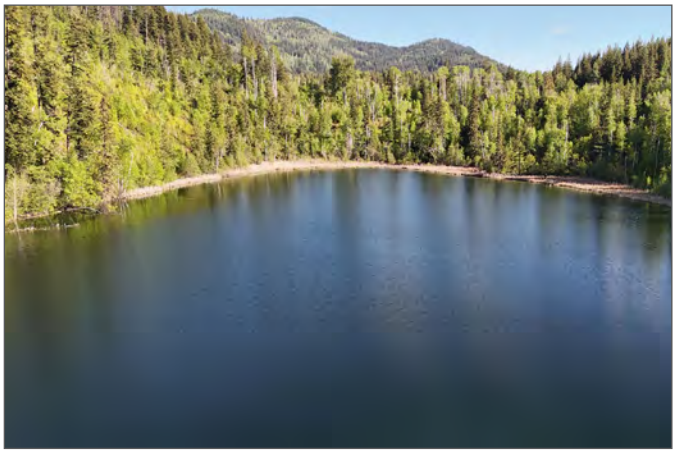


































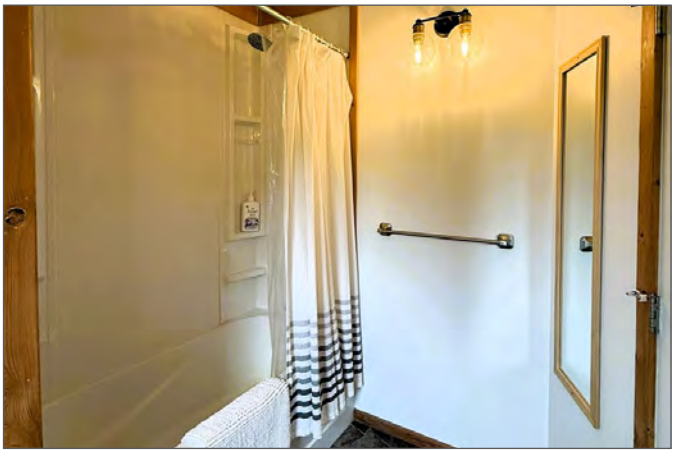


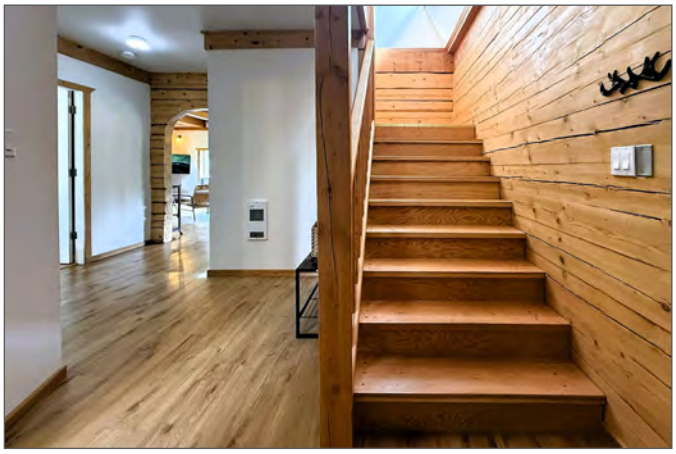








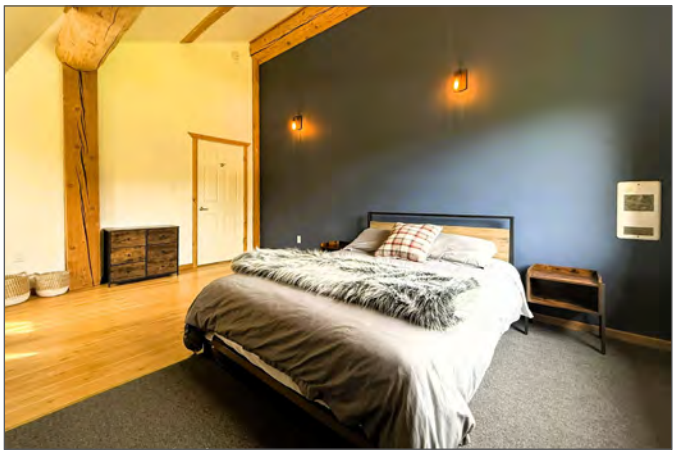




































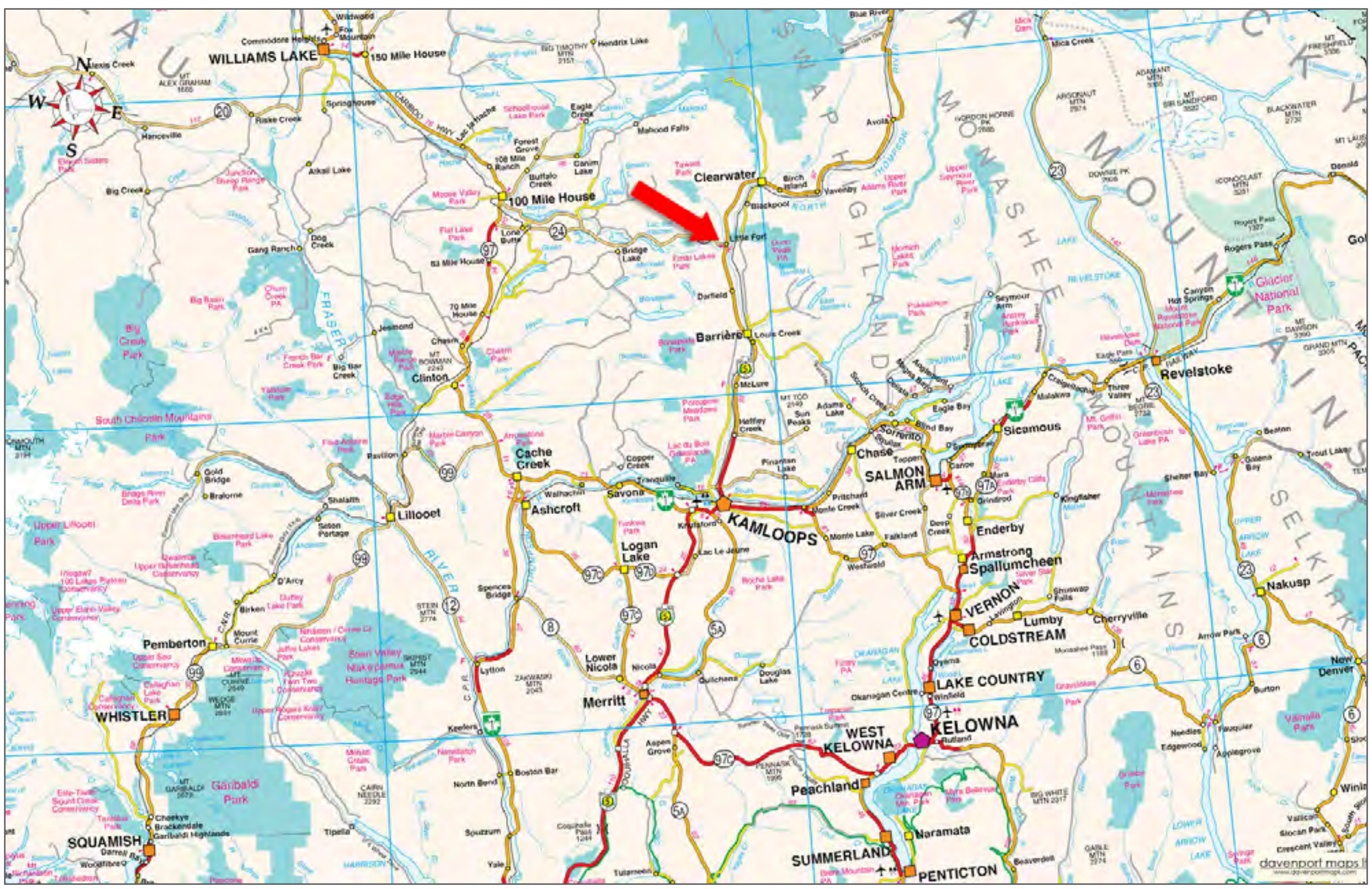


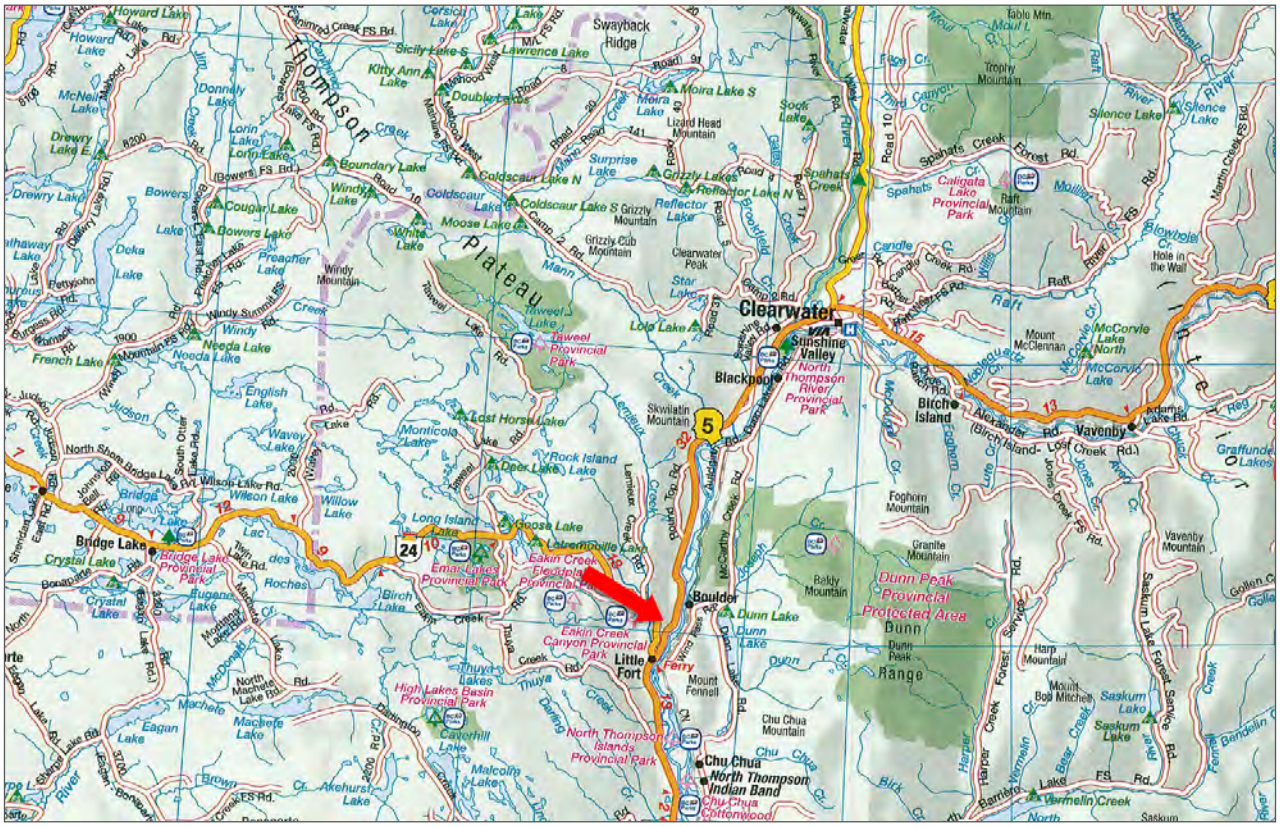


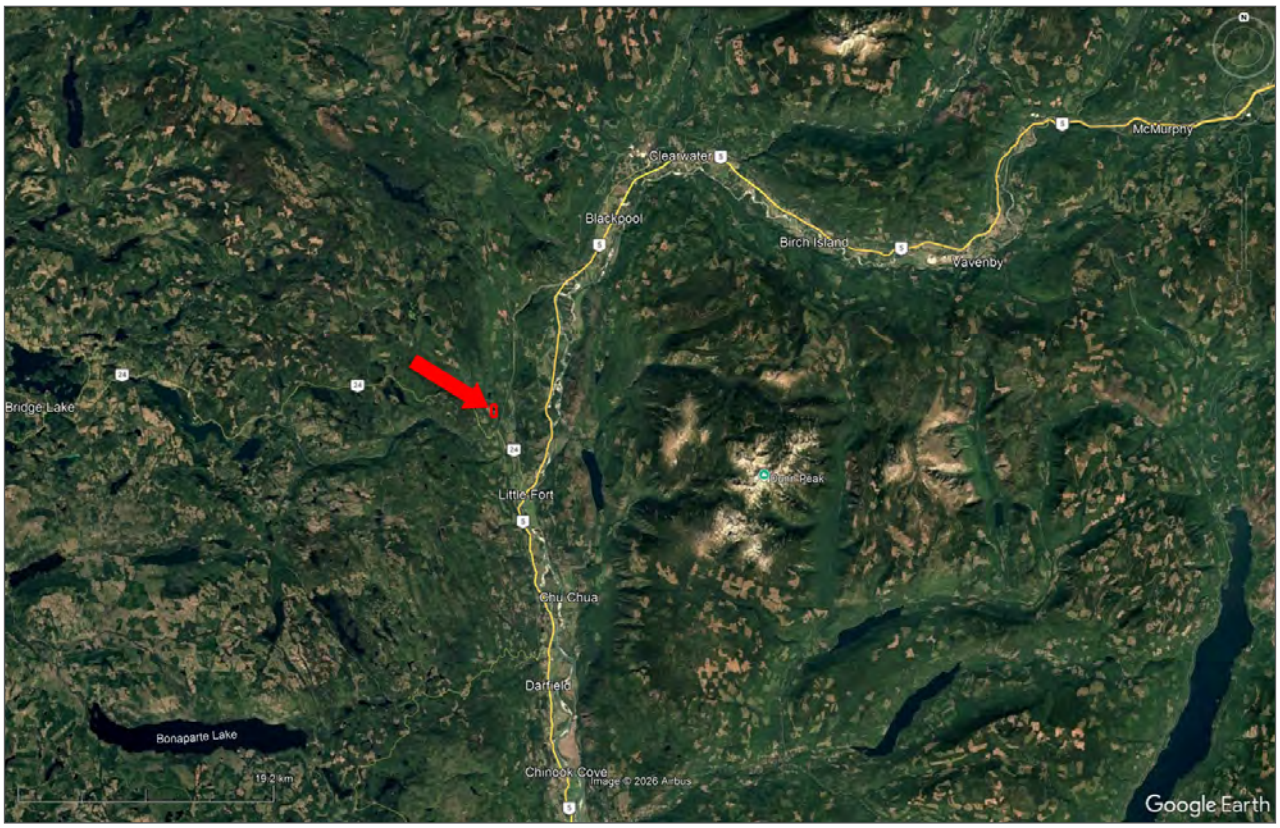


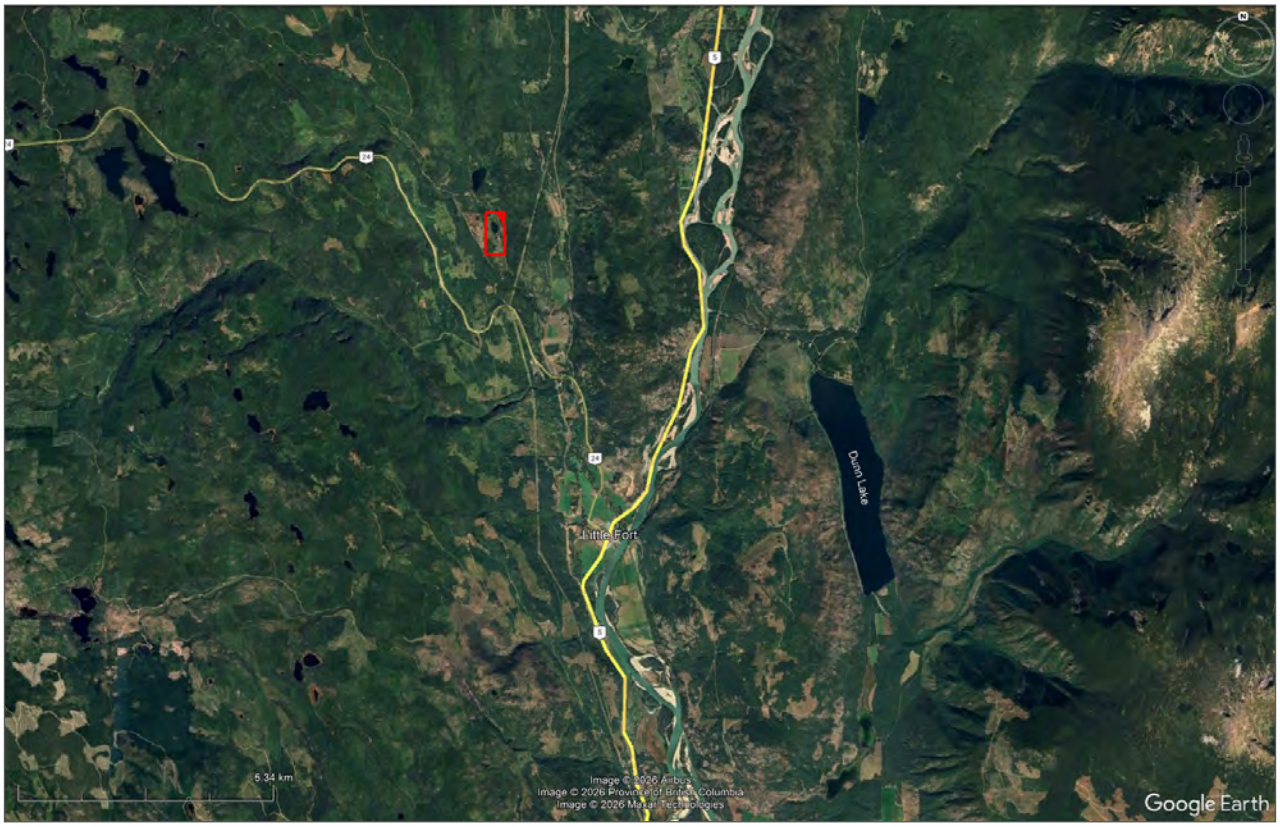


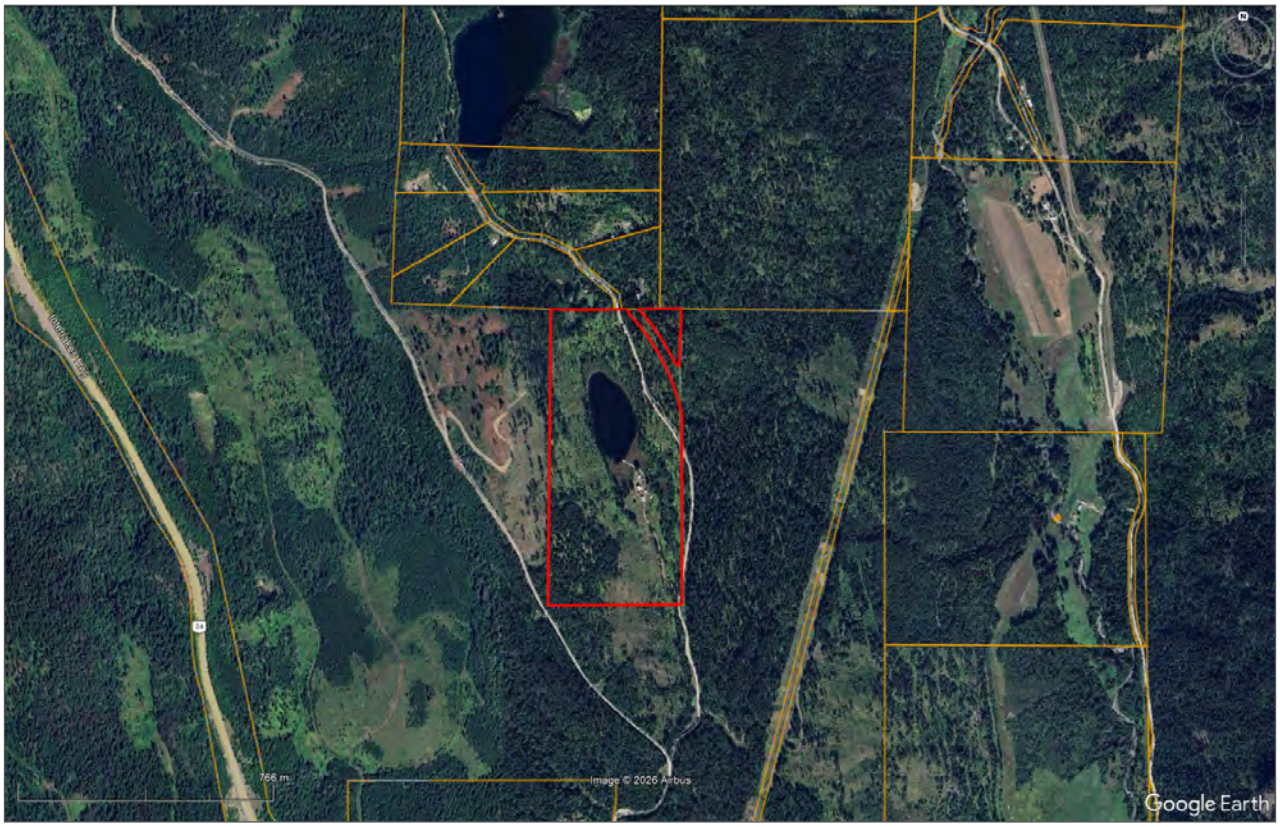

BRITISH COLUMBIA
CANADA
ALBERTA
WASHINGTON
IDAHO
MONTANA
UNITED STATES
Quesnel
Wells
Cottonwood
Keithley Creek
Alexandria
Hydraulic
Macalister
Soda Creek
Horsefly
Miocene
Black Creek
150 Mile House
Williams Lake
Springhouse
Riske Creek
Wright
Alkali Lake
Dog Creek
Gang Ranch
Canim Lake
Clearwater
100 Mile House
Bridge Lake
Black Pool
Little Fort
70 Mile House
Barrière
Blucher Hall
Criss Creek
Black Pines
Clinton
Kelly Lake
Pavilion
Cache Creek
Moha
Bralorne
Seton Portage
Lillooet
Ashcroft
Savona
Kamloops
Spences Bridge
Logan Lake
Lytton
Quilchena
Merritt
Douglas Lake
Okanagan Landing
Vernon
Oyama
Westbank
Kelowna
Summerland
Penticton
Princeton
Oliver
Osoyoos
Nazko
Anahim Lake
Atnarko
Hagensborg
Bella Coola
Stuie
Redstone
Alexis Creek
Hanceville
Kleena Kleene
Tatlayoko Lake
Big Creek
Kingcome Inlet
Jackson Bay
Roy
Blind Channel
Nodales
Wyatt Bay
Rock Bay
Campbell River
Powell River
Gold River
Courtenay
Comox
Cumberland
Boat Basin
Garibaldi Provincial Park
Strait of Georgia
Port Alberni
Kakawis
Tofino
Ucluelet
Nanaimo
Vancouver
Burnaby
Richmond
Surrey
Matsqui
Saanich
Anacortes
Oak Harbor
Port Angeles
Port Townsend
Bellingham
Mount Vernon
North Cascades National Park
E.C. Manning Provincial Park
Pasayten Wilderness
Okanogan National Forest
Glacier Peak Wilderness
Winthrop
Omak
Okanogan
Colville Indian Reservation
Republic
Colville
Colville National Forest
Kaniksu National Forest
Grand Forks
Trail
Castlegar
Nelson
Kaslo
Nakusp
Creston
Bonners Ferry
Sandpoint
Newport
Kootenai National Forest
Eureka
Libby
Kalispell
Cranbrook
Fernie
Crowsnest Pass
Canal Flats
Dunster
Croydon Station
Tête Jaune Cache
Valemount
Red Pass Junction
Jasper
Jasper National Park
Albreda
Lempriere
Thunder River
Blue River
Mica Creek
Avola
McMurphy
Seymour Arm
Albert Canyon
Revelstoke
Taft
Malakwa
Sorrento
Squilax
Chase
Pinantan
Salmon Arm
Sicamous
Grindrod
Enderby
Monte Creek
Armstrong
Mabel Lake
Lumby
Cherryville
Halcyon Hot Springs
Shelter Bay
Galena Bay
St. Leon
Beaton
Gerrard
Poplar Creek
Rogers
Glacier
Glacier N.P.
Beavermouth
Donald Station
Golden
Yoho N.P.
Leanchoil
McMurdo
Parson
Kootenay N.P.
Harrogate
Spillimacheen
Brisco
Edgewater
Radium Hot Springs
Lake Windermere
Windermere
Stephen
Lake Louise
Banff
Banff National Park
Saskatchewan River Crossing
Cline River
Brazeau
Luscar
Leyland
Cadomino
Mountain Park
Foothills
Red Deer
Waiparous
Calgary
Ma-Me-O Beach
Ocean

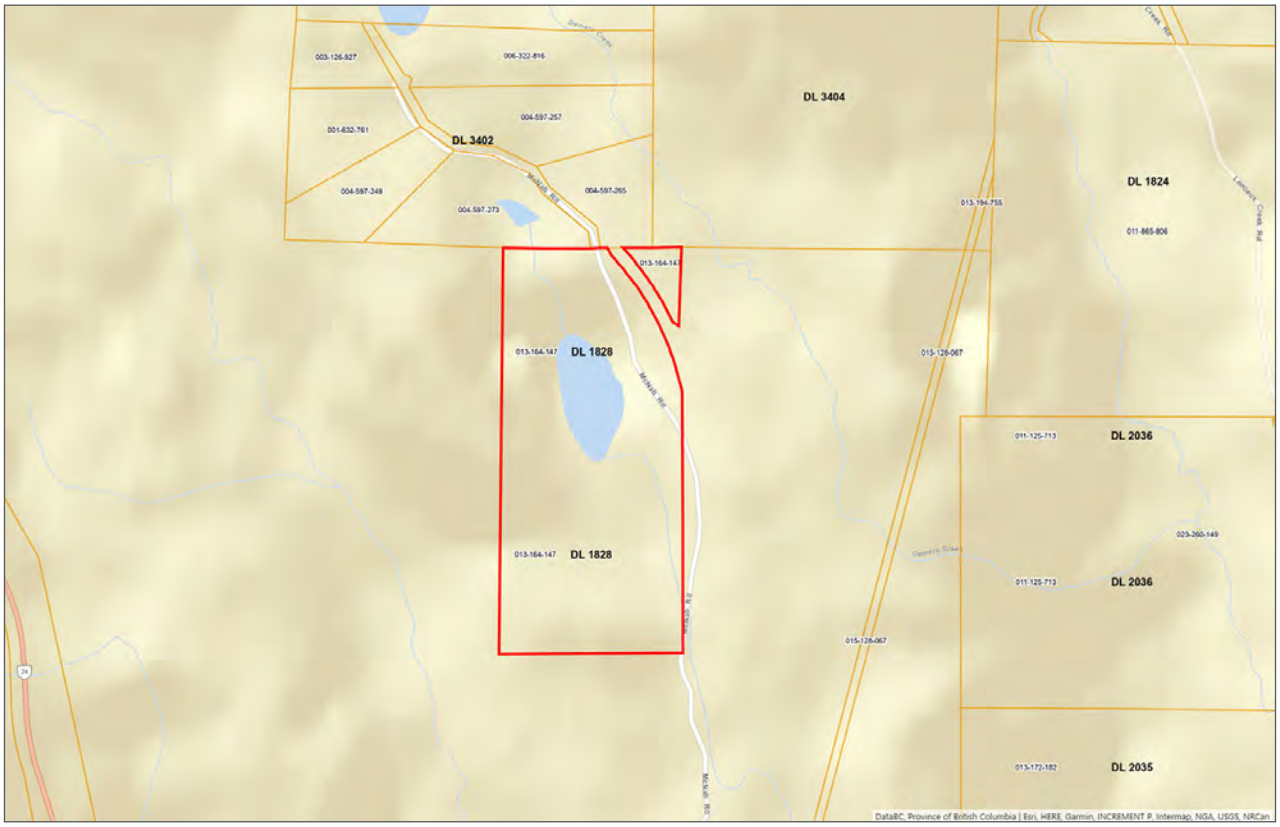

WILLIAMS LAKE
150 Mile House
Commodore Heights
Alexis Creek
Hanceville
Riske Creek
Springhouse
Alkali Lake
Big Creek
Dog Creek
Gang Ranch
100 Mile House
Lone Butte
108 Mile Ranch
Forest Grove
Buffalo Creek
Canim Lake
Eagle Creek
Mahood Falls
Clearwater
Birch Island
Vavenby
Blackpool
Little Fort
Bridge Lake
Darfield
Barrière
Louis Creek
McLure
Heffley Creek
Avola
Mica Creek
Blue River
70 Mile House
Jesmond
Chasm
Clinton
Big Bar Creek
Pavilion
Cache Creek
Ashcroft
Walhachin
Savona
Tranquille
KAMLOOPS
Knutsford
Lac Le Jeune
Logan Lake
Monte Creek
Monte Lake
Westwold
Falkland
Pritchard
Chase
Sorrento
Squilax
Blind Bay
Eagle Bay
Adams Lake
Sun Peaks
SALMON ARM
Canoe
Tappen
Silver Creek
Deep Creek
Enderby
Grindrod
Mara
Armstrong
Spallumcheen
VERNON
COLDSTREAM
Lavington
Lumby
Cherryville
Oyama
LAKE COUNTRY
Winfield
Okanagan Centre
KELOWNA
Rutland
WEST KELOWNA
Peachland
SUMMERLAND
Naramata
PENTICTON
Beaverdell
Sicamous
Malakwa
Craigellachie
Three Valley
Revelstoke
Seymour Arm
Shelter Bay
Galena Bay
Beaton
Trout Lake
Nakusp
Arrow Park
Burton
Fauquier
Needles
Edgewood
Applegrove
New Denver
Hot Springs
Canyon
Rogers Pass
Glacier National Park
Donald
Lillooet
Seton Portage
Shalalth
Gold Bridge
Bralorne
D'Arcy
Birken
Mount Currie
Pemberton
WHISTLER
Cheekye
Brackendale
Garibaldi Highlands
SQUAMISH
Garibaldi Park
Spences Bridge
Lytton
Keefers
Boston Bar
North Bend
Spuzzum
Yale
Lower Nicola
Nicola
Merritt
Quilchena
Douglas Lake
Aspen Grove
Tulameen
Big Creek Park
South Chilcotin Mountains Park
Upper Lillooet Park
Stein Valley Nlaka'pamux Heritage Park
FRASER
RIVER
MONASHEE MOUNTAINS
SHUSWAP HIGHLAND
SELKIRK
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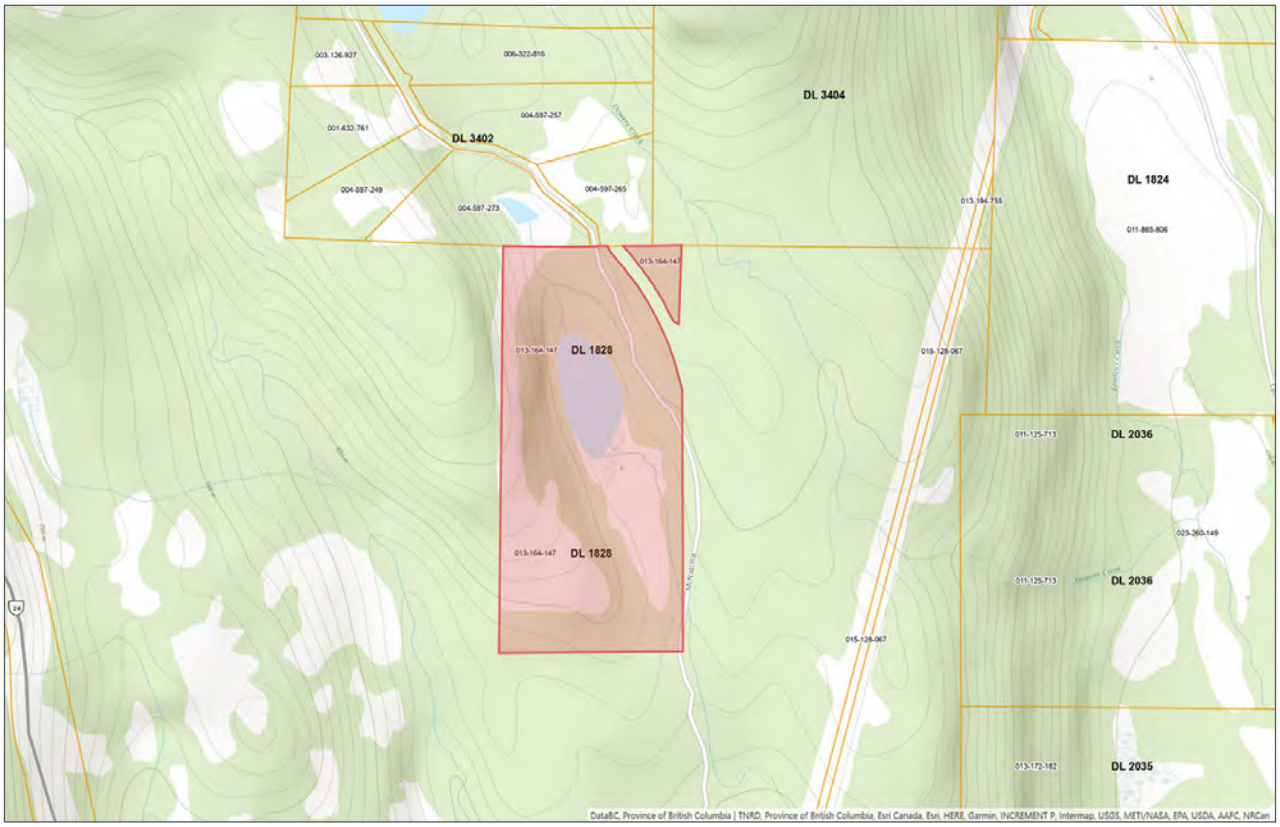

Clearwater
Blackpool
Sunshine Valley
Birch Island
Vavenby
Boulder
Little Fort
Bridge Lake
Chu Chua
North Thompson Indian Band
Plateau
Thompson
Dunn Peak Provincial Protected Area
Bunn Range
Swayback Ridge
Skwilatin Mountain
Foghorn Mountain
Granite Mountain
Bald Mountain
Mount Fennell
Chu Chua Mountain
Trophy Mountain
Mount McClennan
Mount Bob Mitchell
Harp Mountain
Vavenby Mountain
Raft Mountain
Clearwater Peak
Grizzly Mountain
Lizard Head Mountain
Windy Mountain
Table Mtn.
Bridge Lake Provincial Park
Eakin Creek Canyon Provincial Park
Emar Lakes Provincial Park
High Lakes Basin Provincial Park
North Thompson Islands Provincial Park
Raft Mountain Provincial Park
Caligata Lake Provincial Park
Tweedsmuir Provincial Park
North Thompson River Provincial Park
Eakin Creek Electrical Provincial Park
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Clearwater
McMurphy
Blackpool
Birch Island
Vavenby
Bridge Lake
Little Fort
Chu Chua
Darfield
Bonaparte Lake
Chinook Cove
19.2 km
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Dunn Lake
Little Fort
5.34 km
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