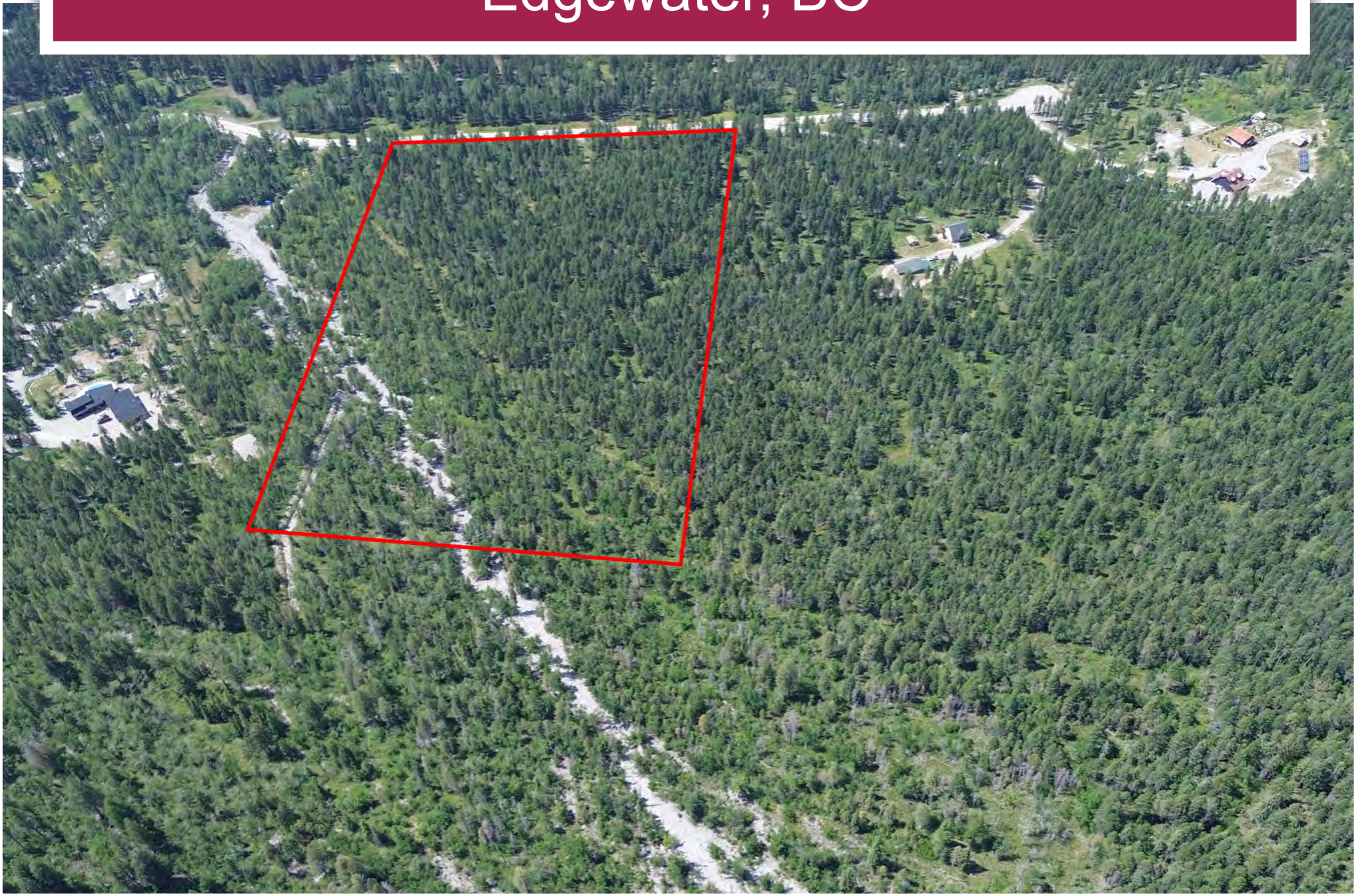




Private Country Acreage
Edgewater, BC



www.landquest.com

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



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Private Country Acreage

Edgewater, BC

PROPERTY DETAILS

Listing Number:	26223
Price:	\$395,000
Taxes (2025):	\$1,052.59
Size:	20.24 acres

DESCRIPTION

Set on a private, mellow bench this 20-acre parcel backs directly onto Crown land, giving you excellent privacy and direct access to thousands of acres of adjoining wilderness. The property has mature timber and several sunny meadow pockets and trails throughout. A dry drainage bed runs through the southeast corner of the property, adding a rugged, Purcell Mountain feel to the landscape.

This is true country living, with the freedom to build your dream home, a cabin getaway, or go off-grid entirely, all just 10 minutes from Radium Hot Springs.

The property's west facing exposure delivers epic sunsets over the Columbia Valley, with the Purcell Mountains rising beyond. A drilled well is already in place, and power is available at Kindersley Road, giving you a solid head start.

With great road access and just minutes from amenities, this is a rare opportunity to secure a good sized, private acreage with plenty of room to build out the country lifestyle of your dreams.

LOCATION

Lot 4 Kindersley Road - Edgewater, BC

AREA DATA

Edgewater is a quaint community located between Invermere and Golden on Highway 95. The village offers all your everyday amenities, including an elementary school, gas station, post office, and community hall. For bigger shopping and services, Invermere is about 30 minutes away, with Golden a bit further north and Radium Hot Springs is only about 10 minutes away. The property is about a three-hour drive from Calgary, making a weekend trip to the big city a breeze.

RECREATION

This property puts you at the doorstep of some of the best four-season recreation in the Columbia Valley and Purcell Mountains. Golden is home to the world-class Kicking Horse Mountain Resort, while Invermere offers access to Panorama Mountain Resort, countless golf courses, and the famous Radium Hot Springs just down the highway. For backcountry and mountaineering enthusiasts, the legendary Bugaboo Provincial Park, with its towering granite spires, is accessed via Brisco, just north of Edgewater, putting world-class alpine terrain practically in your backyard.

With the property backing directly onto Crown land, you have immediate access to endless backcountry exploration for hunting, snowmobiling, ATVing, and hiking right from your own property line. The Columbia Valley is known for its abundant wildlife, including trophy elk, deer, and bears, making this an exceptional property for hunters.



MAP REFERENCE

50°43'21.04"N and 116° 6'42.21"W

SERVICES

Drilled well (recent well report completed)
Power on Kindersley Road

ZONING

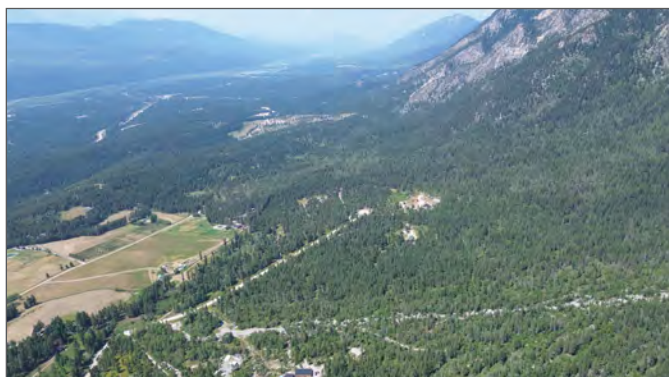
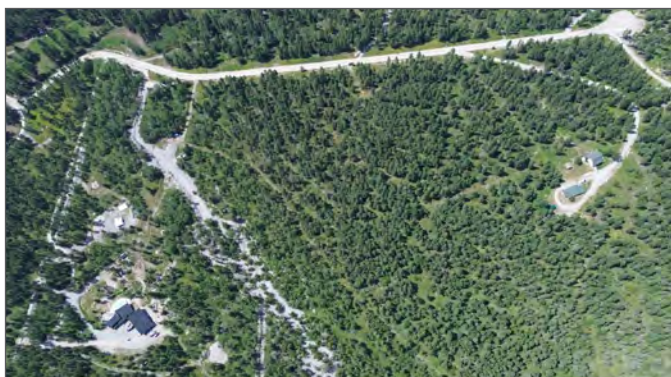
Rural Residential (Country) Zone: A-2

LEGAL

LOT 4 DISTRICT LOT 7581 KOOTENAY DISTRICT
PLAN NEP85029

PID 027-262-502



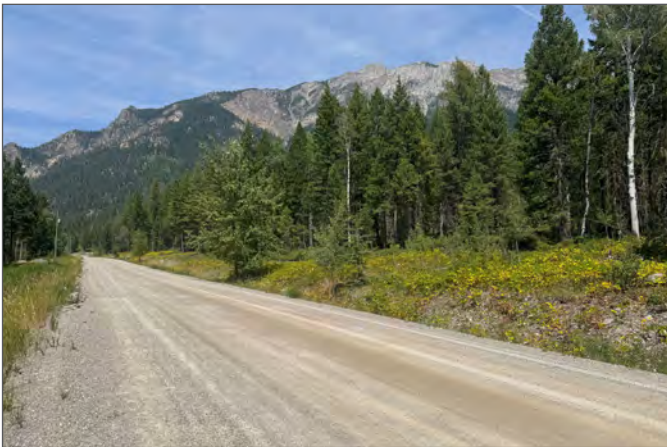


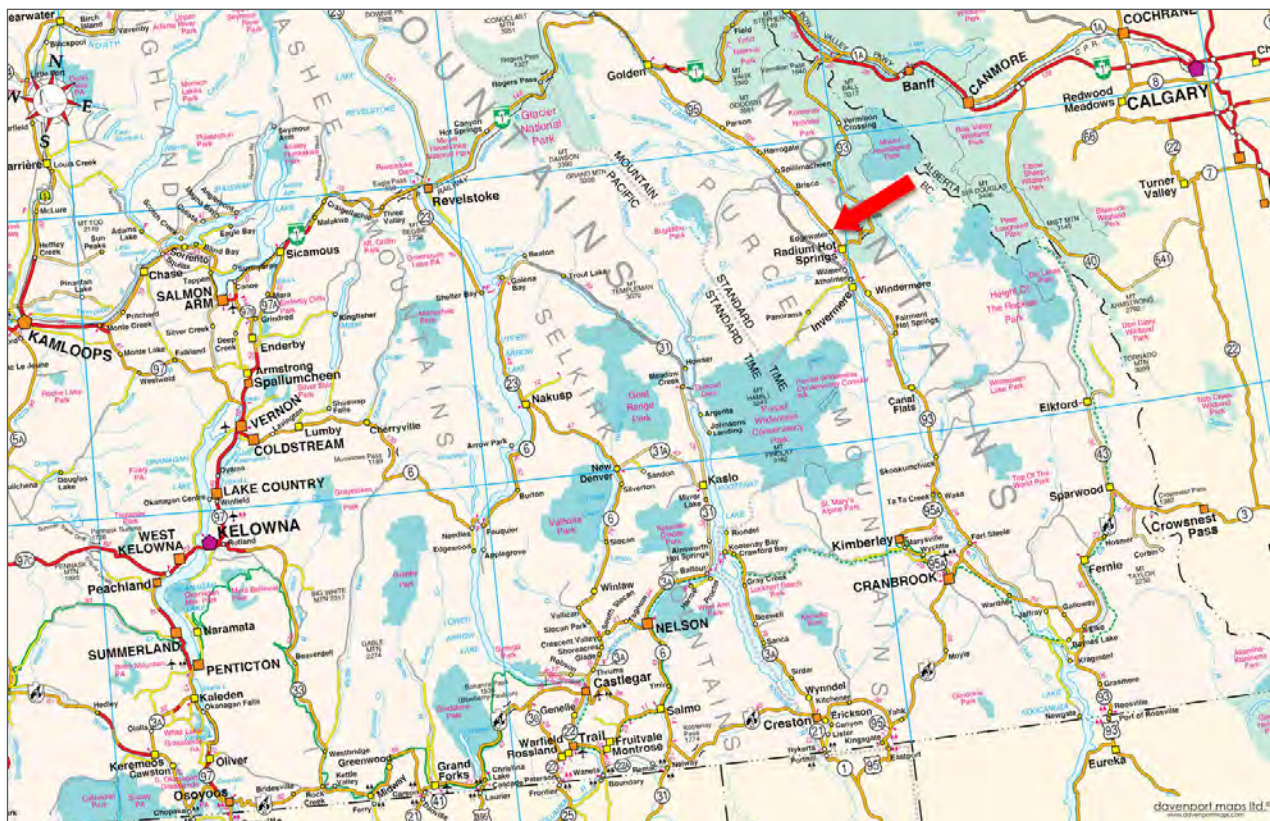


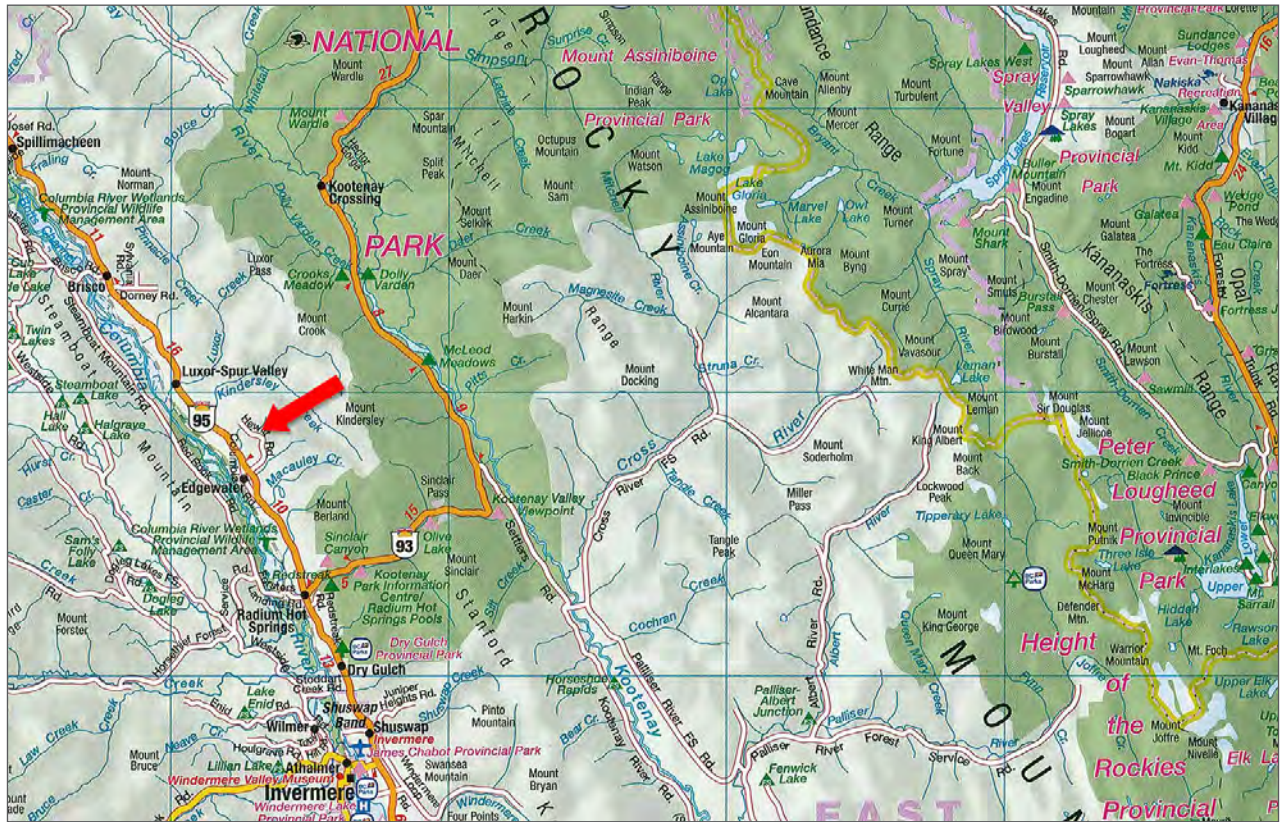


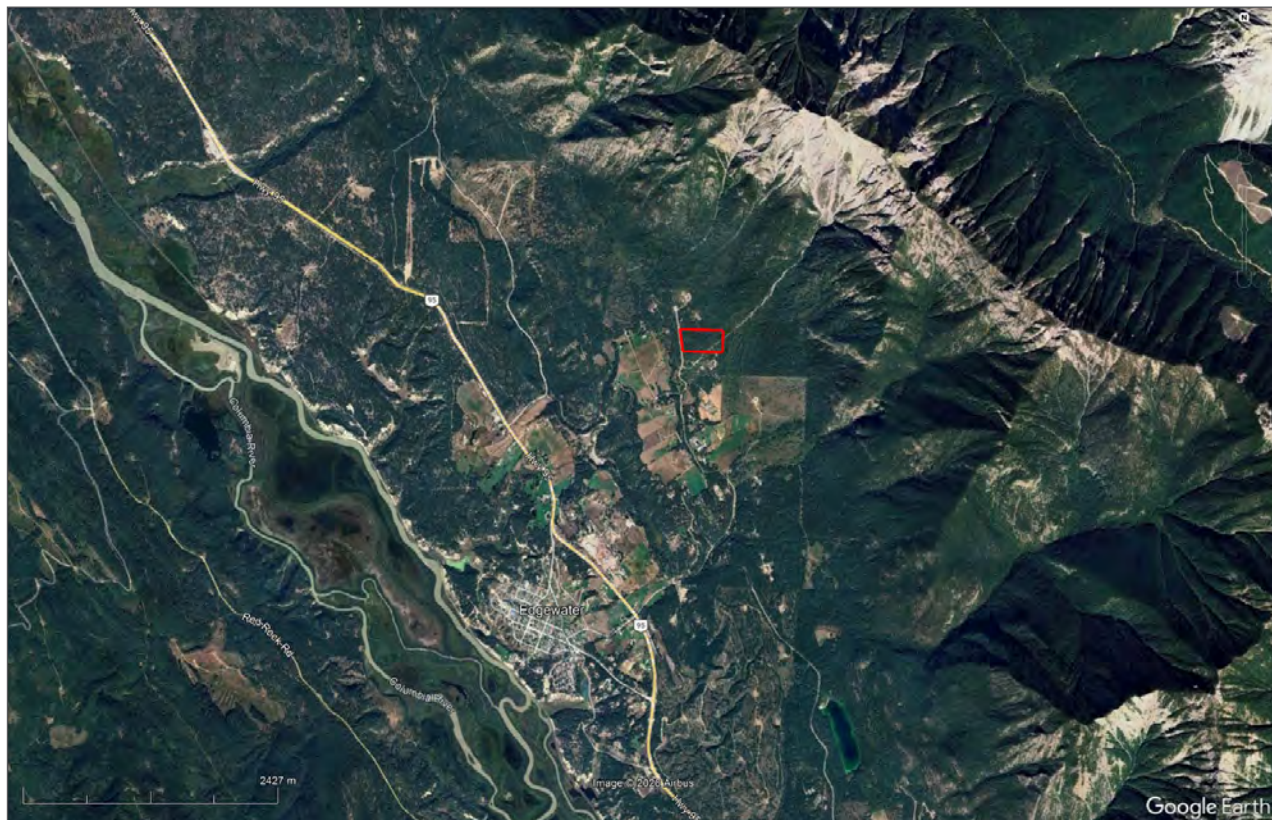


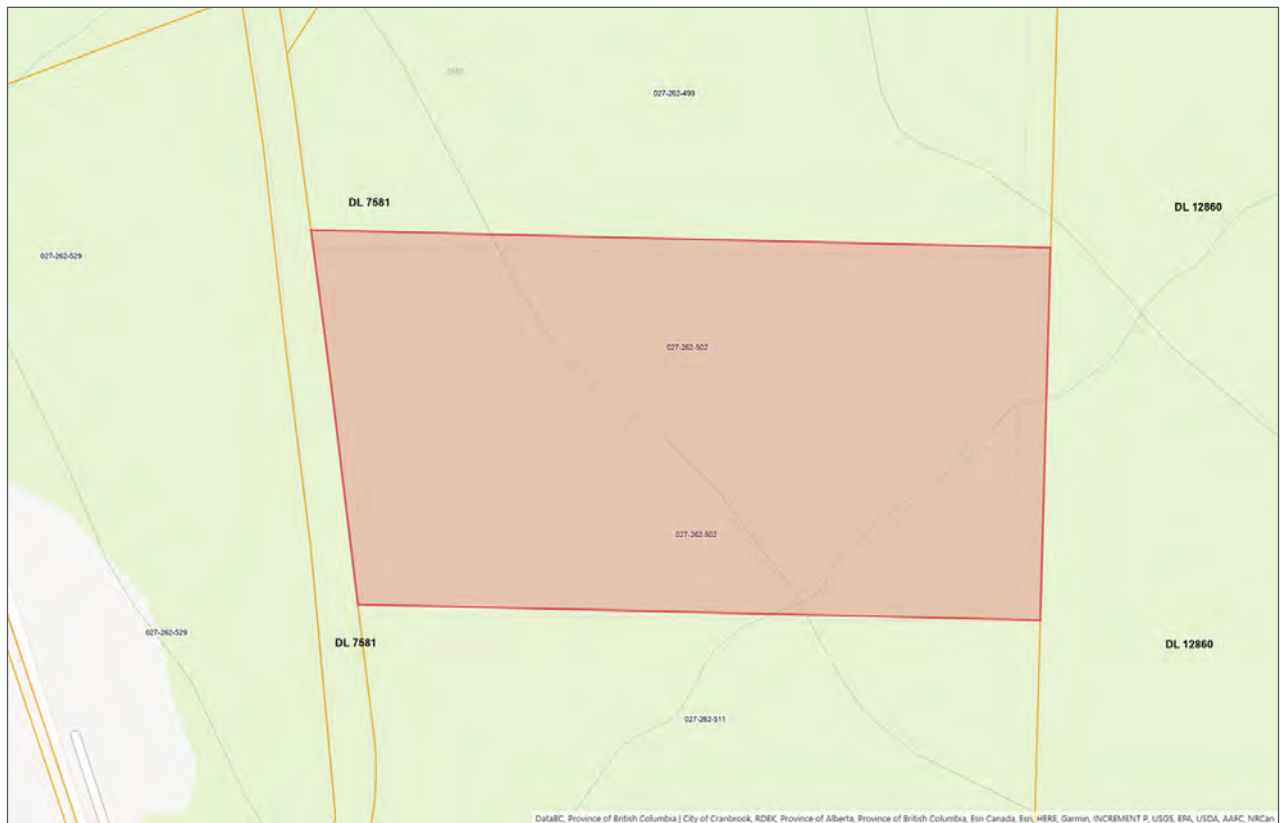












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Geoff Massing

Representative
geoff@landquest.com
(250) 270-6888

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

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