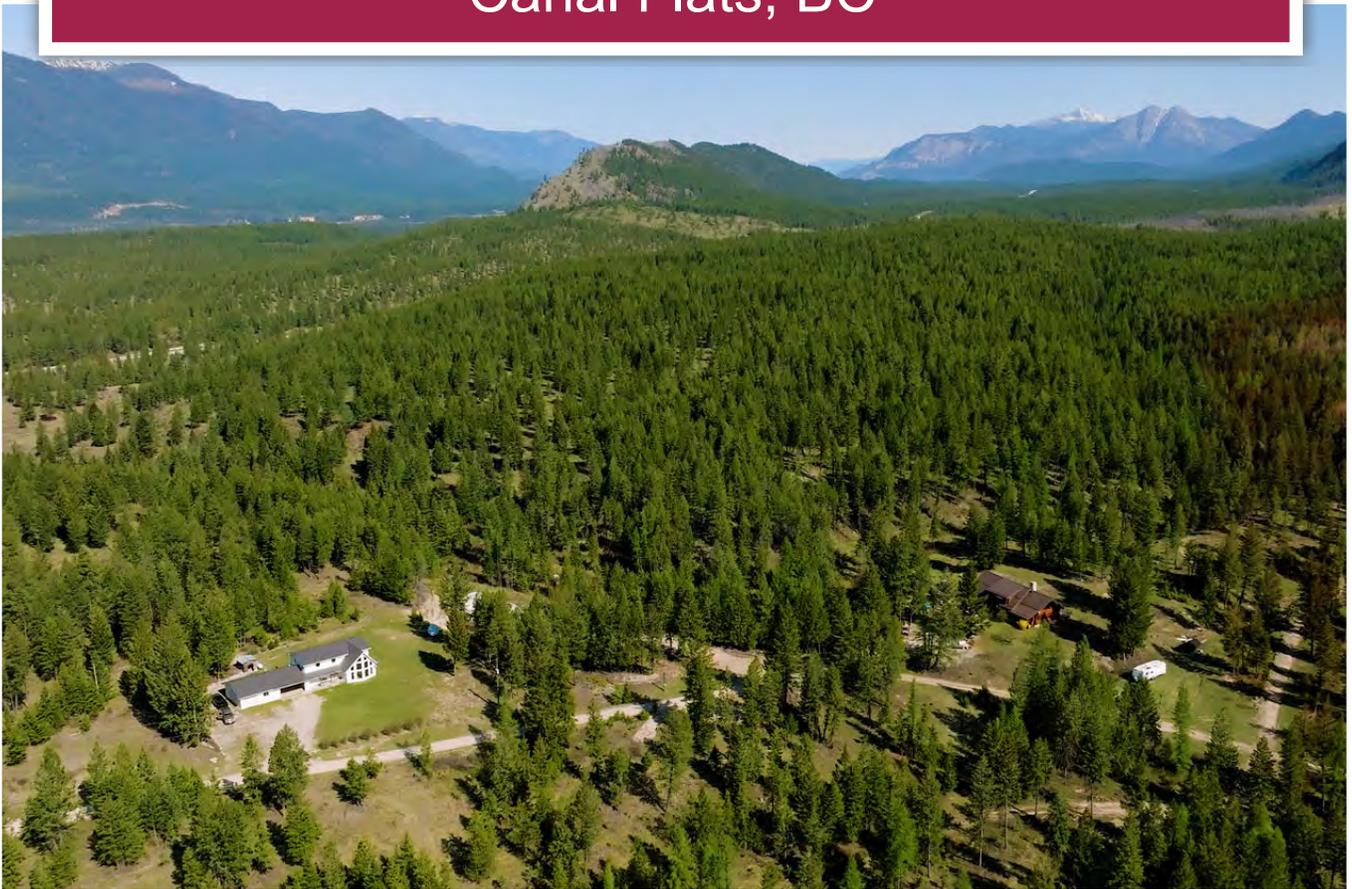




**Tripple L Ranch**  
Canal Flats, BC



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# Tripple L Ranch

## Canal Flats, BC

### PROPERTY DETAILS

<b>Listing Number:</b>	25102
<b>Price:</b>	\$3,385,000
<b>Taxes (2024):</b>	\$4,897.82
<b>Size:</b>	640.08 acres

### DESCRIPTION

One square mile in BC's East Kootenay, this mix of timber and rangeland provides privacy, usable terrain, and plenty of room to move. The property features gently rolling ground, internal trails, and elevated ridgelines, with conservation land to the west and Crown land to the east and south offering long-term security and uninterrupted views.

Family owned since 1952, the land offers a mix of forest, open ground, and a sweeping mountain lookout on the North Boundary, making it well-suited for a wide range of uses. Whether you're into hunting, ranching, recreation, or just want a quiet base in the East Kootenay. A cleared, level area with older barns and a well adds potential for livestock or equestrian use. Roughly 50 acres were affected by wildfire and have since been logged, but there's still over 20,000 m<sup>3</sup> of merchantable timber. Fire breaks are in place to protect the main structures.

Anchoring the ranch are two residences: an elegant custom log home with vaulted ceilings, a stone fireplace, and timeless custom finishes throughout. The exterior has been recently refinished, and both homes feature updated metal roofs. The log home

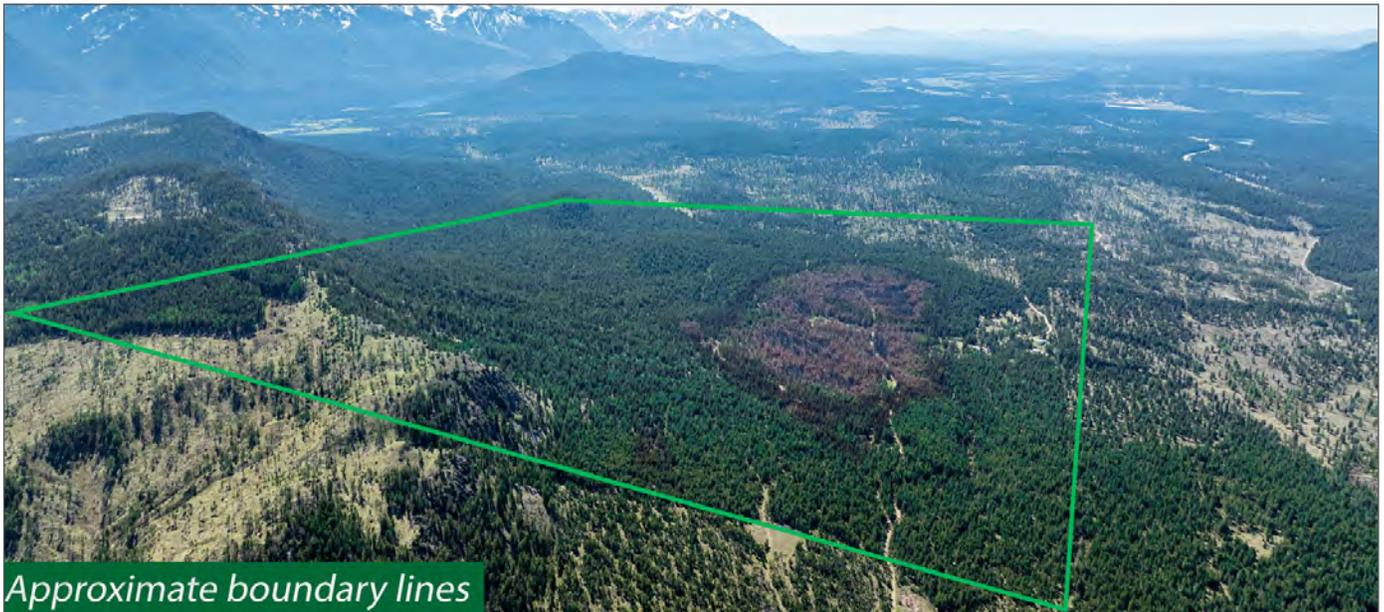
is heated with an electric furnace and an external wood boiler for added efficiency and backup. It's also wired to run off a generator in the event of a power outage, keeping essentials like the furnace, freezers, and lights operational. Two wells supply ample water to both residences, with a shared well house containing pressure tanks and filtration. The second residence has been exceptionally maintained and includes a 3-car garage and a brand-new furnace.

In the barn and stable area, a separate hand-dug well is plumbed to three hydrants, just add a pump, and a septic field is in place. Previously used as an RV site, this area is well-suited for guest accommodation, livestock infrastructure, or future utility hookups.

Rounding out the infrastructure is a 1,280 sq. ft. steel-framed shop with a 14 ft overhead door and underground power—perfect for storing equipment, tools, and toys out of the weather.

Access is via a gated gravel road off Highway 93/95, through an access road permit. Zoned A-1 (Rural Resource), the property supports a wide range of residential, agricultural, and resource-based uses, including potential subdivision into 8-hectare parcels.

Surrounded by protected land and set in a quiet, scenic valley, this is a solid holding with long-term value and flexibility—whether you want to grow your family, operate a ranch, own a recreational getaway, or even run a hunting outfit.



## LOCATION

Please see mapping details.

## AREA DATA

Located between Wasa and Canal Flats, this stretch of the Kootenays offers a mild climate and nice year-round living. It's working country—forestry is the primary industry, with some small-scale farming and seasonal tourism. Communities like Wasa, Skookumchuck, and Canal Flats are close-knit, with everything you need for day-to-day living. For bigger shopping trips, Cranbrook is just a 45-minute drive south.

## RECREATION

There's no shortage of ways to get outside around here. Premier Lake is just up the road—crystal clear, and on a calm day you can see fish right to the bottom. Lussier Hot Springs offers a quiet soak in the wild, and Kimberley Alpine Resort is a great spot all season long, with skiing in the winter and hiking, biking, and golf through the warmer months. Whiteswan, Norbury, and Lazy Lakes are

all nearby, great for fishing, camping, or a quiet day by the water.

If you're after something bigger, Lake Koocanusa is a 145 km long lake about an hour away, known for its sandy beaches and warm summer water. The lake straddles the USA border into Montana. The area is loaded with wildlife—elk, deer, black bear, moose, wild turkey, grouse, bighorn sheep, and even the odd cougar or grizzly. It's a great spot for hunters and fisherman with trout, kokanee, and other species in the surrounding lakes and rivers.

## HISTORY

Resource work like logging, sawmills, and rail put towns like Canal Flats and Skookumchuck on the map. Before that, gold brought people in. Prospectors pushed through these valleys in the late 1800s chasing strikes, and some stayed to build small mines and camps that popped up all over the region. A few of those old claims are still around, tucked back in the hills. As the gold rush faded, the focus shifted to timber, and for decades the mills were the main employers. Rail lines came



through to move lumber and ore, and that's what kept these places going. A lot's changed, but the work ethic hasn't—this is still a place built on grit, industry, and making a living from the land.

## MAP REFERENCE

50° 0'28.64"N and 115°44'5.77"W

## IMPROVEMENTS

- Chalet-style home with 2,386 sq. ft., 3 bedrooms, 2 bathrooms, and a 3-car garage. Built in 1989.
- 2,285 sq. ft. custom log home with a primary bedroom, ensuite, and nook upstairs, plus a 3-piece bath on the main level. Built in 1992.
- 1,280 sq. ft. Quonset on concrete slab with 14' overhead doors and 150-amp service.

- At the barn and stable area, power is not currently connected, but infrastructure is partly in place. A main line runs about 50 ft from a nearby pole, service would require a new transformer. An underground cable leads from the pole to an existing RV panel.

## ZONING

A-1 (Rural Resource.) This designation supports a range of agricultural, rural residential, and rural resource land uses as well as use for public utility, green space, resource extraction, and recreation. Parcel sizes are to be 8.0 ha or larger.

## LEGAL

SUBLOT 96 DISTRICT LOT 4596 KOOTENAY DISTRICT PLAN X32

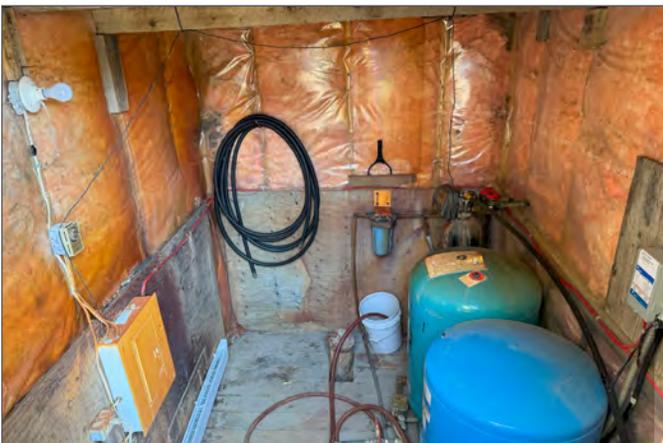
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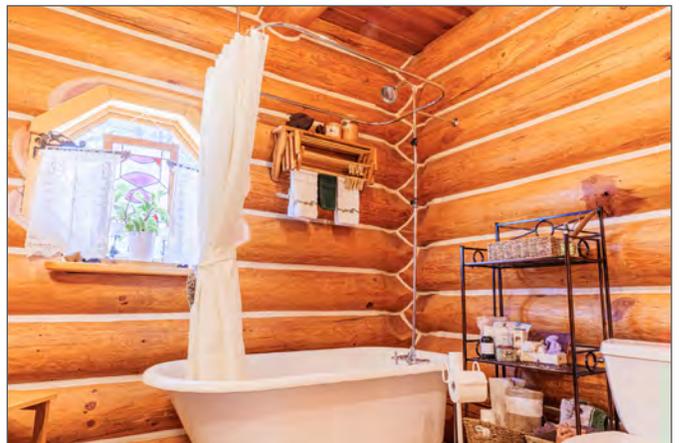


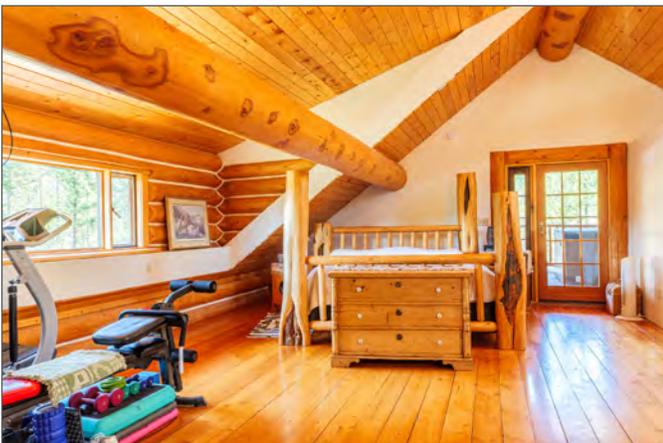




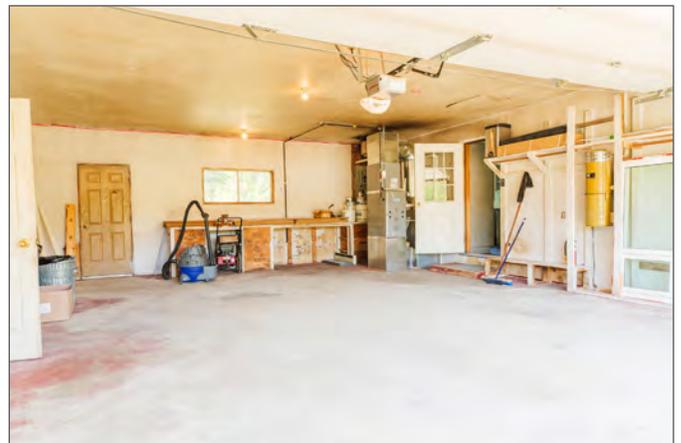


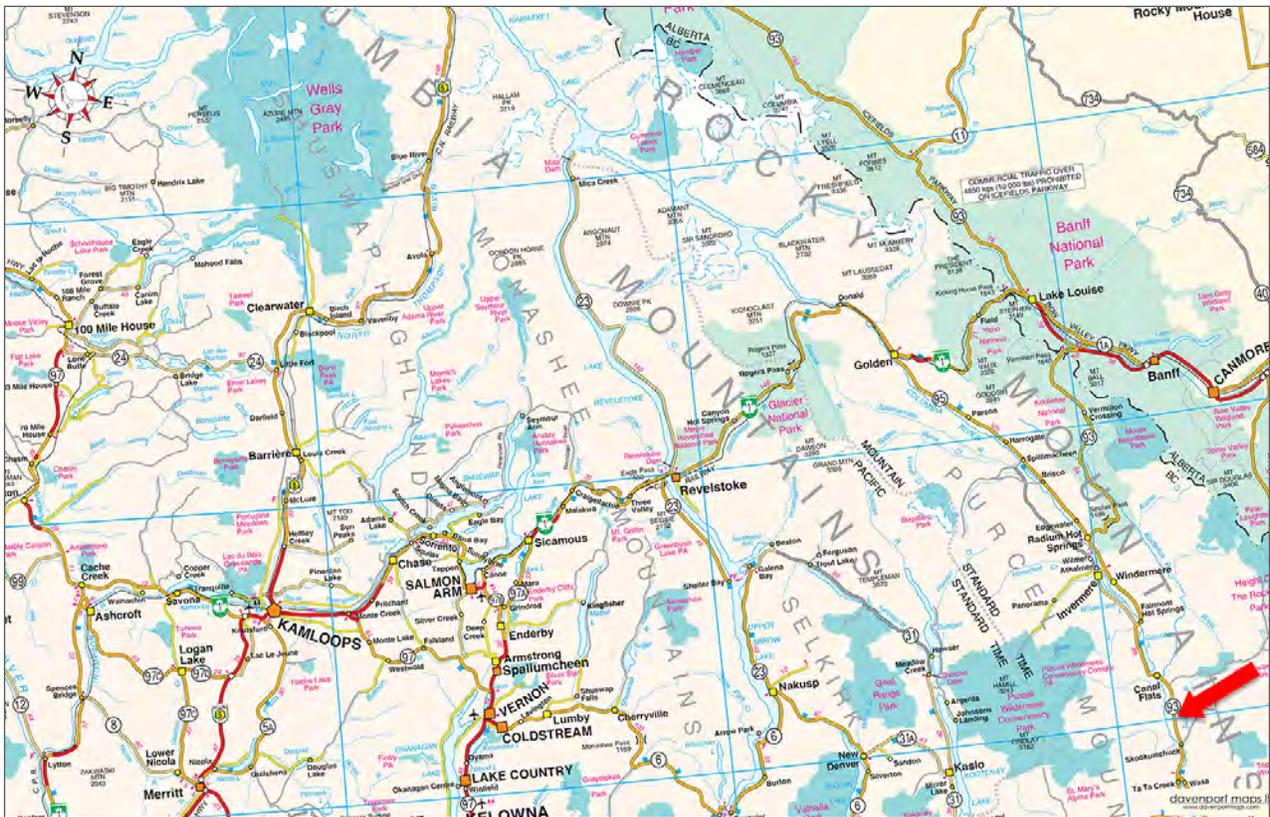
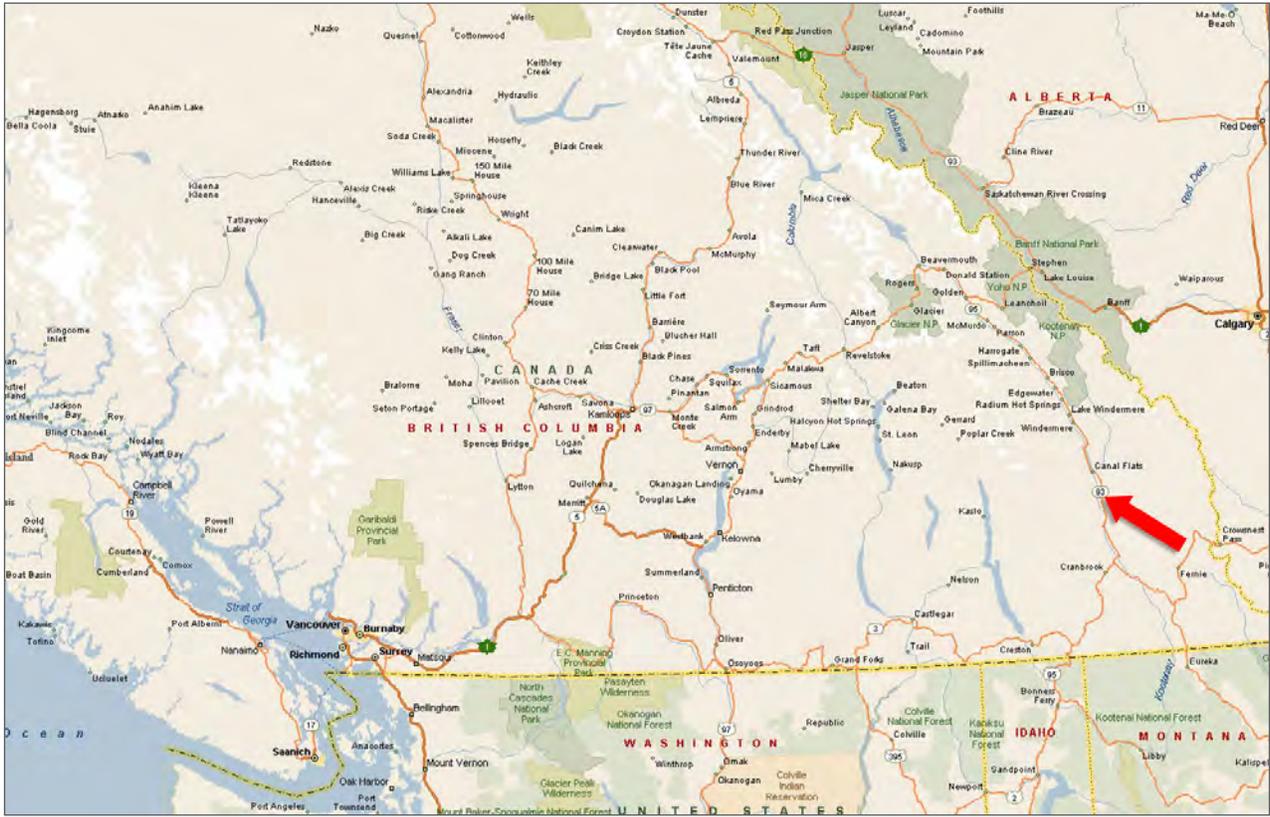


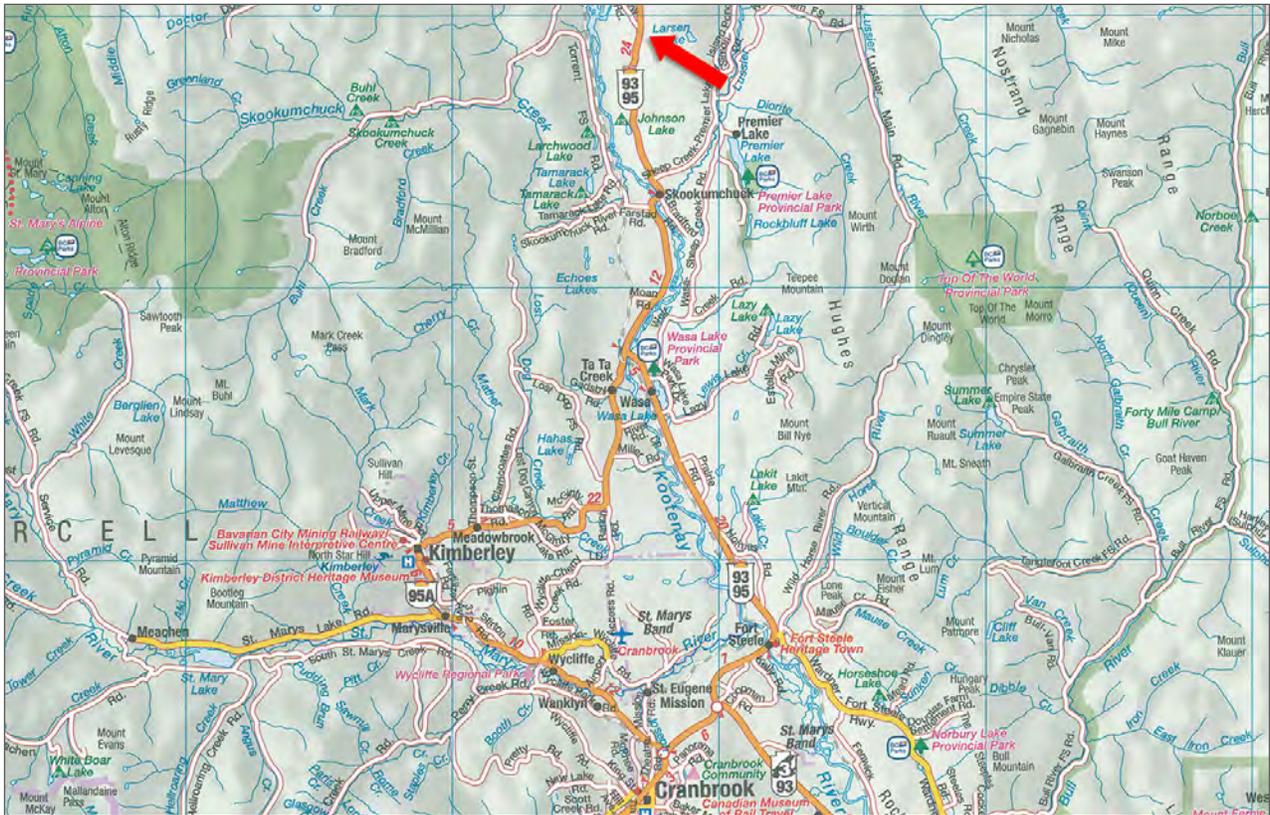
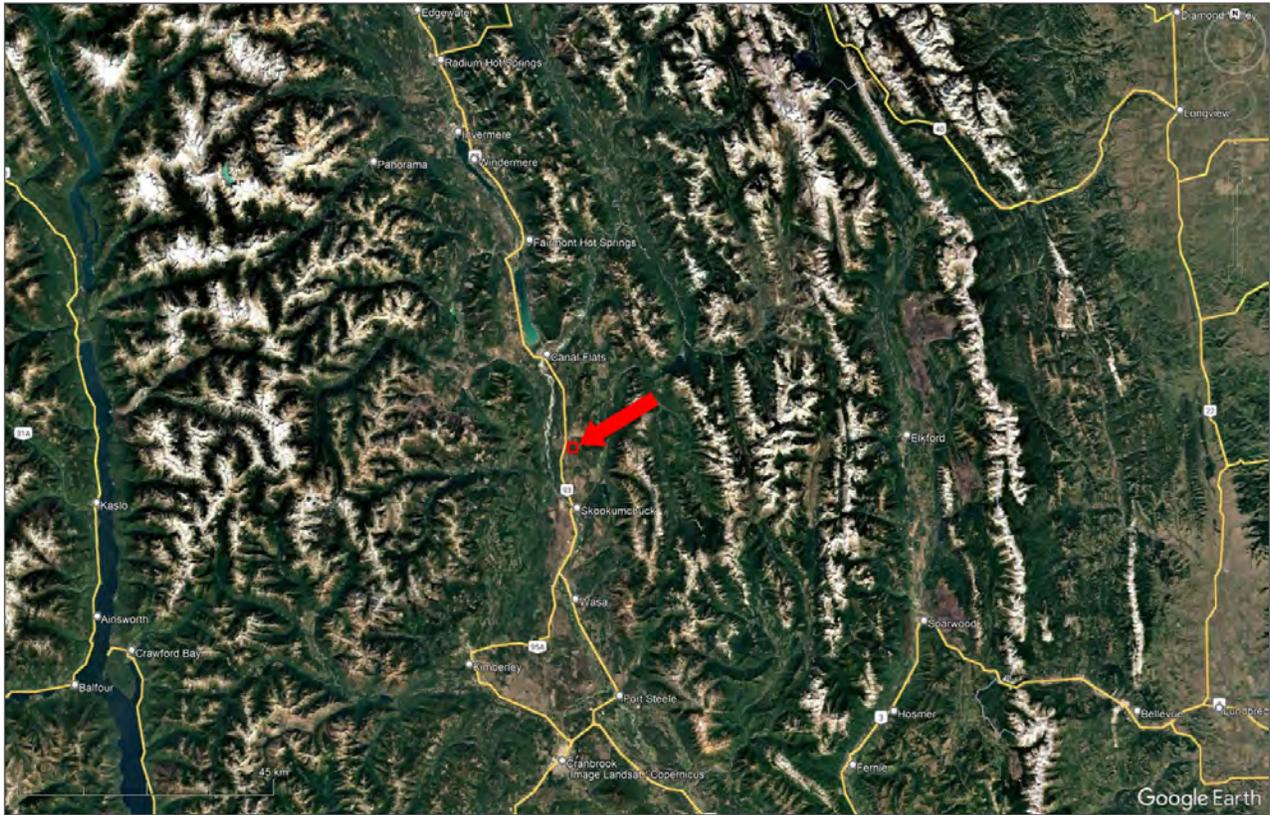


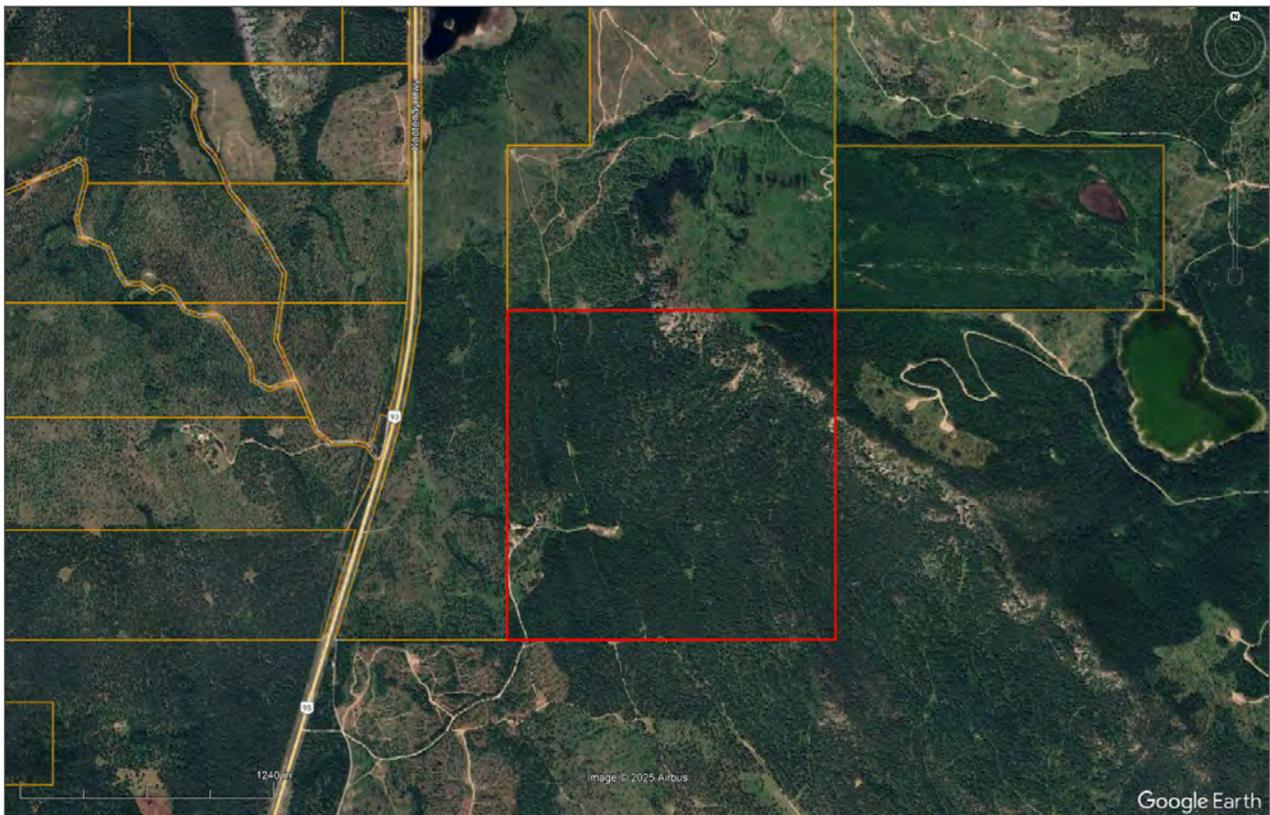
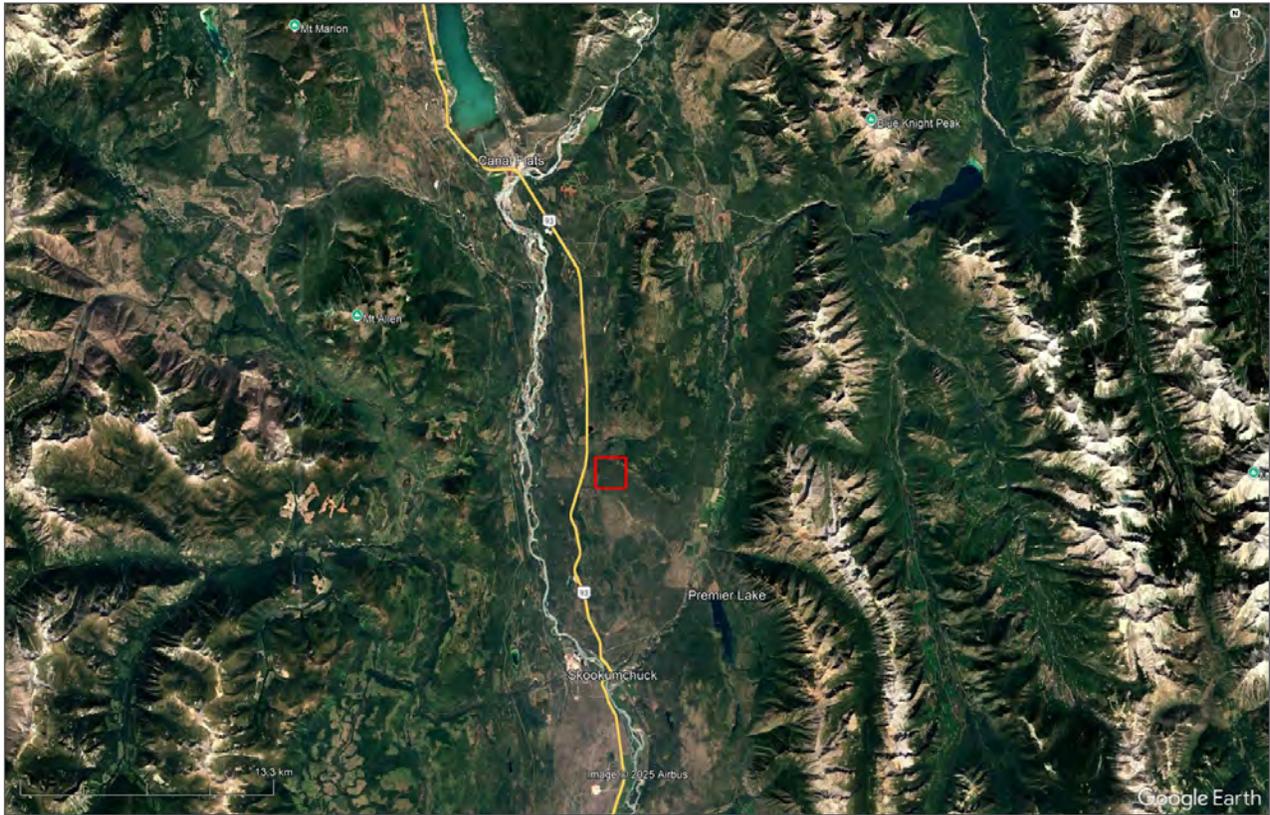


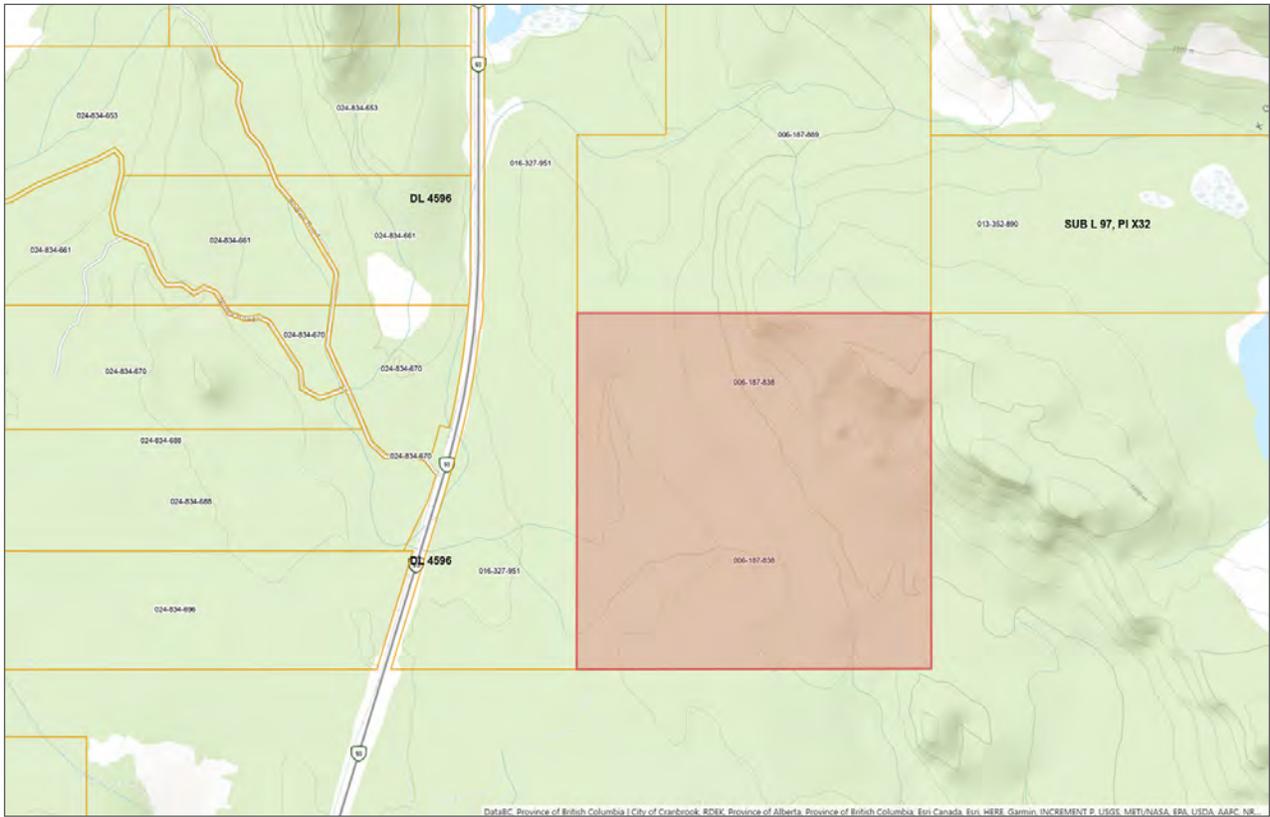
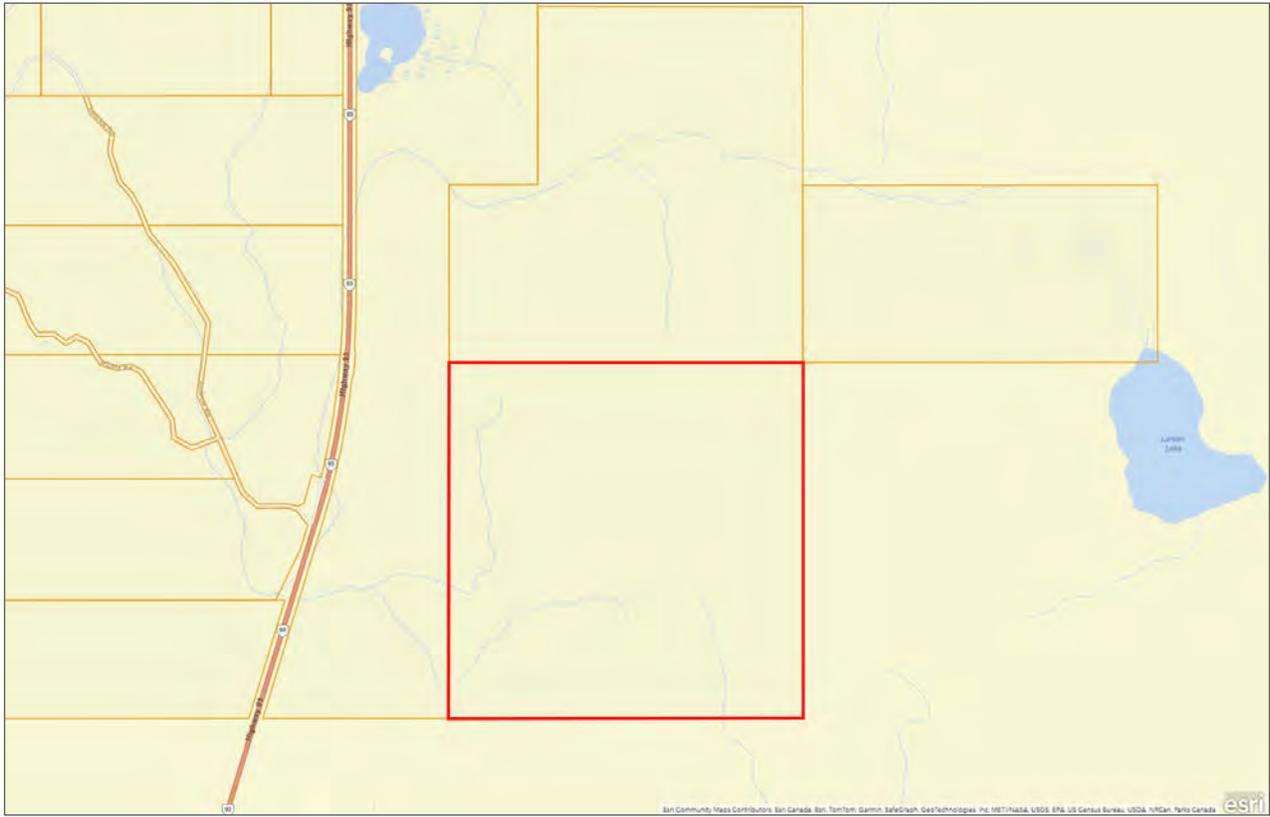














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