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Versatile Riverfront Acreage with Large Shop - Blaeberry, BC



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Blaeberry, BC

PROPERTY DETAILS

Listing Number:	26247
Price:	$1,595,000
Taxes (2026):	$3,432.12
Size:	40.22 acres
Zoning:	No zoning (CSRD)

DESCRIPTION

Discover 40.22 acres of highly usable riverfront land in the scenic Blaeberry area, just over 15 minutes from Golden. Predominantly covered in mixed forest, the property offers exceptional privacy, natural beauty and year-round recreational potential.

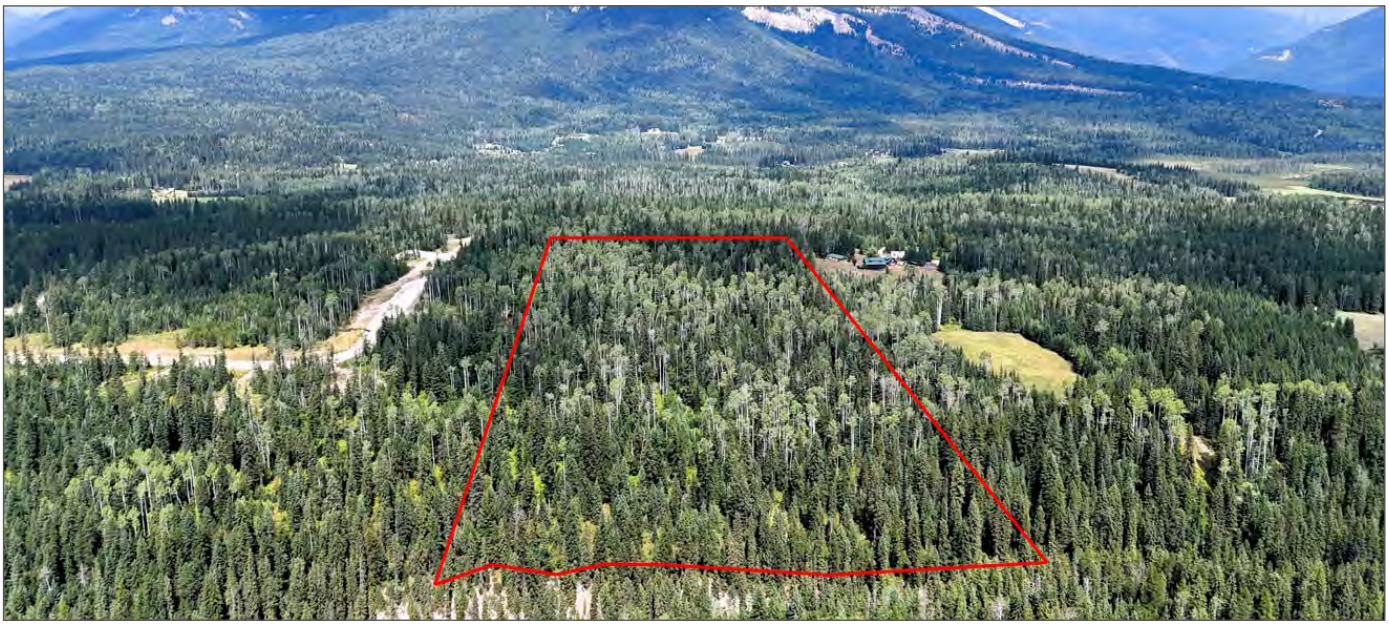
An established, winding trail extends approximately 1.3 kilometres from the shop near Kettleston Road to the property's frontage along the Blaeberry River. The trail could potentially be extended to create a longer loop if desired. The trail is ideal for walking, mountain biking or cross-country skiing, the route begins on relatively level terrain before reaching some modest descents as you approach the river.

Several potential building sites can be found throughout the property. A particularly impressive site near the crest of the slope offers panoramic views of Mount Hedberg, Moberly Peak and the surrounding mountain landscape. Near the river, a small clearing and sitting area provide a peaceful place to relax and enjoy the scenery.
The Blaeberry River runs through a dramatic canyon along approximately 668 feet of the property boundary. Although the river is not directly accessible from the land due to the canyon, the setting is exceptionally scenic.

Near the front of the property, with convenient access from Kettleston Road, is a substantial 6,000 sq. ft. shop measuring approximately 100 x 60 ft. The building features an insulated concrete floor, walls and ceiling and is covered with a quality metal a skin on the inside and out. The main open workspace measures approximately 70 x 60 ft and can be accessed through a large 14 ft overhead door, a front entrance door, and a ground-level side door.

The rear portion of the building includes:

- A 30 x 25 ft woodworking area with an overhead garage door and separate entrance door connecting to the main shop space
- An approximately 30 x 15+ ft vehicle room with an adjoining 8 x 10 ft area roughed in for a future bathroom also fronting on the main shop space
- A stairway leading to a bright mezzanine with quality wood flooring and access to the rear of the building; rim board is already in place to accommodate a potential large deck
- An approximately 8 x 30 ft storage and locker area, along with an additional storage room



The shop is equipped with two 200-amp electrical services. One supplies the existing building with a subpanel in the vehicle room, while the second terminates at the shop and is available to support future development. Water is currently supplied by a cistern with potential/to drill a well for development purposes. There is no septic system, and two outhouses are located near the shop.

With no local zoning bylaw currently in place, the property may accommodate a variety of future uses, subject to all applicable provincial, regional district, subdivision and permitting requirements. Possibilities may include creating smaller rural parcels or establishing a recreation-oriented commercial destination centred around the shop.

The acreage lends itself to activities such as ATV riding, snowmobiling, hiking and mountain biking, while the shop could provide workspace, equipment storage or a central gathering and event area. There may also be potential for a small outdoor resort or glamping operation incorporating geodesic domes, bunkies, glamping tents, RV sites and traditional campsites, subject to the necessary investigations and approvals but the potential is real. Additional long-term potential comes from the neighbouring property, which is currently being developed as a high-end, small-acreage community with lots of approximately 2.5 acres.

Surrounded by outstanding year-round recreation and within easy reach of Golden, this rare riverfront acreage brings together a substantial shop, highly usable land, remarkable privacy and exciting possibilities in one of the Columbia Valley's most scenic settings.

LOCATION

2434 Kettleston Road - Golden, BC

Notable Driving Times

- Golden: 17 minutes
- Kicking Horse Resort: 28 minutes
- Revelstoke: 1 hour 31 minutes
- Banff: 1 hour 40 minutes
- Calgary: 3 hours

AREA DATA

Blaeberry Area

Located approximately 20–25 kilometres northwest of Golden, the Blaeberry Valley offers a remarkable combination of privacy, natural beauty and convenient access to town. The valley follows the Blaeberry River from its headwaters near Howse Pass in the Canadian Rockies to its confluence with the Columbia River. Towering peaks frame the landscape, including Mount Hedberg, Moberly Peak, Mount Laussedat and the glaciated Mount Mummery. Beyond the valley, the broader Golden area is defined by the Canadian Rockies to the east and the Purcell Mountains to the west, creating impressive mountain views in nearly every direction.

The Blaeberry River is one of the valley's defining natural features. This approximately 60 km, glacier-fed river flows southwest from the Continental Divide before turning west toward the Columbia River. Its clear, cold water, forested banks and changing seasonal character create an exceptional setting for a riverfront property. Having the Blaeberry River along the property boundary provides a rare connection to the landscape, with the sound and movement of the water contributing to the property's peaceful, distinctly mountain atmosphere. The river is also historically significant: early explorer David Thompson travelled through the area in 1807, and the name "Blaeberry" is derived from an old Scottish word for blue, referring to the berries—likely huckleberries—found along its banks. Thompson Falls, also known as Blaeberry Falls, is located farther upstream.

The valley has a four-season mountain climate characterized by warm, generally comfortable summers, colourful autumns and cold, snowy winters. In nearby Golden, average daytime temperatures range from approximately -4°C in January to 24.5°C in July, although conditions in the Blaeberry can vary with elevation and location within the valley. Summer days are often warm while nights remain refreshingly cool, and winter snowfall transforms the surrounding forests and mountains. River levels typically rise during the spring and early-summer snowmelt before becoming lower and clearer later in the season.

Although quiet and rural, the Blaeberry area is within an easy drive of Golden, with travel time generally around 15 to 20 minutes. The surrounding backcountry offers opportunities for hiking, fishing, paddling, wildlife viewing, snowmobiling and exploring nearby trails and forest service roads. Its combination of river frontage, mountain scenery and proximity to extensive Crown land makes the valley especially appealing to those seeking an outdoor-oriented lifestyle.

Golden and Kicking Horse Mountain Resort

Golden is the commercial and service centre for the surrounding rural communities. The town had a population of 3,986 in the 2021 Census, with additional residents living throughout the surrounding Columbia-Shuswap Electoral Area A. Golden provides grocery stores, restaurants, cafés, shops, accommodations, schools, childcare, professional services and the Golden and District Hospital. Community amenities include an arena, seasonal outdoor swimming pool, recreation facilities, parks, sports fields, library and the Golden campus of the College of the Rockies.

The town sits at the confluence of the Columbia and Kicking Horse rivers and provides convenient access to the Trans-Canada Highway. Approximately 14 kilometres from downtown Golden, Kicking Horse Mountain Resort is a major year-round destination offering renowned downhill skiing and snowboarding, along with summer sightseeing, hiking, mountain biking, dining and resort accommodations. Together, Golden and Kicking Horse provide a valuable range of services and recreational amenities while the Blaeberry Valley retains its peaceful, uncrowded and distinctly rural character.

RECREATION

The Blaeberry Valley offers outstanding access to year-round outdoor recreation, with opportunities beginning right from the property and extending throughout the Golden area and surrounding mountain ranges.

Kicking Horse Mountain Resort

Approximately 30 minutes away, Kicking Horse offers renowned downhill skiing and snowboarding, snowshoeing, summer hiking, downhill mountain biking and a thrilling via ferrata experience. Nordic skiing is available nearby at the Dawn Mountain Nordic Centre.

Mountain Biking

Golden's extensive trail network includes the Mount 7 and Mountain Shadows systems, offering everything from scenic cross-country riding to challenging downhill terrain.

Golden Golf Club

This highly regarded, public 18-hole course provides a memorable mountain golf experience in a beautiful natural setting.

Snowmobiling

Quartz Creek, Gorman Lake, Hope Creek and Silent Pass are among the region's internationally recognized snowmobiling destinations. Access routes and groomed trail systems are supported by Sled Golden.

Hiking, Mountaineering and Climbing

An extensive network of trails provides options ranging from relaxed day hikes to challenging alpine objectives. Banff, Yoho and Glacier national parks are within day-trip distance, while Rogers Pass—approximately 65 kilometres away—is a renowned destination for hiking, mountaineering and backcountry skiing.

Golden Skybridge

This popular adventure park features suspension bridges high above a forested canyon, along with family-friendly attractions and expansive views of the surrounding mountains.

Rivers and Wetlands

The Kicking Horse River is internationally known for whitewater rafting, while the Columbia River and adjacent Columbia Wetlands offer peaceful paddling, wildlife viewing and exceptional birdwatching in one of North America's largest intact wetland systems.

Cedar Lake

Located off Kicking Horse Trail, Cedar Lake is a popular destination for swimming, paddling, picnicking and camping.

Upper Blaeberry Valley

The property is approximately 10 kilometres from the OB campground and the forestry service road leading into the upper Blaeberry Valley. From here, roughly 90 kilometres of undeveloped mountain country extends toward historic Howse Pass and the western boundary of Banff National Park.

Kinbasket Lake

Bush Harbour, approximately 65 kilometres away, provides access to Kinbasket Lake, a spectacular 185 km reservoir extending north toward Valemount. Its expansive shoreline and mountain setting are ideal for boating, fishing, paddling, camping and exploring.

Fishing and Backcountry Exploration

The area's rivers, lakes and tributaries provide numerous opportunities for fishing, sightseeing and discovering quiet places away from busier recreation corridors.

An extensive network of inactive and lightly travelled forestry roads opens the door to backcountry camping, hiking, biking, wildlife viewing and exploration throughout the Blaeberry Valley.

Burgess Shale

The internationally significant Burgess Shale fossil sites in Yoho National Park are within day-trip distance, with guided hikes offering an opportunity to experience one of the world's most remarkable windows into ancient life.

MAP REFERENCE

51°25'38.88"N and 117° 2'4.81"W

BOUNDARIES

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

INVESTMENT FEATURES

- High-end small acreage development proceeding next door
- No zoning = versatile development options

SERVICES

Building features include:

- Two 200-amp services, one terminated at shop and available for future development and one servicing the shop
- 16 kW standby Cummings/Owen propane power generator (2022)
- Propane furnace - propane via large tank
- Mezzanine has baseboard heat
- Directional antennae and cell phone booster
- Fibre optic to be installed in area in 2026



IMPROVEMENTS

The Shop

- 6,000 sq. ft. modern shop building (2018)
- Metal skin inside and outside
- Concrete floor
- Well insulated

Configuration of Shop Building

- R28 walls and R40 ceiling
- 60 x 70 ft open space
- 25 x 30 ft wood shop
- 15+ x 30 ft vehicle shop
- 8 x 30 ft storage/locker area
- Upper-level Mezzanine office/lounge
- Designated future bathroom/shower areas
- Insulated Findoor (12' wide by 14' high) with R26 insulation
- Bright modern lighting
- 17 windows
- Rainwater roof collection aerated pond

Woodshed with concrete floor

Two outhouses

LEGAL

LOT A SECTION 28 TOWNSHIP 28 RANGE 2 WEST OF THE 5TH MERIDIAN KOOTENAY DISTRICT PLAN 9935 - PID 013-050-494





































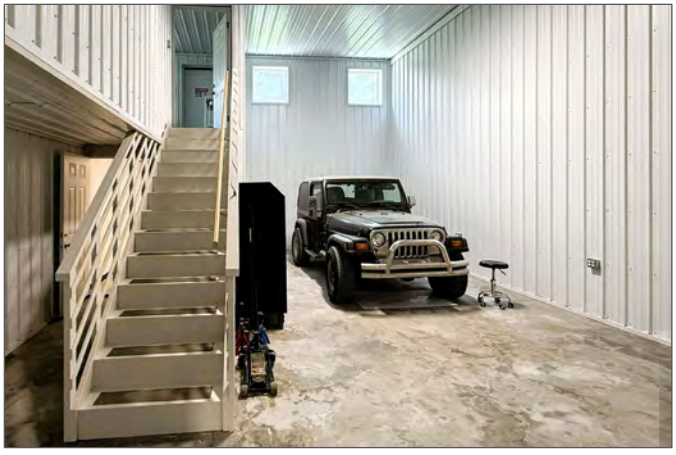


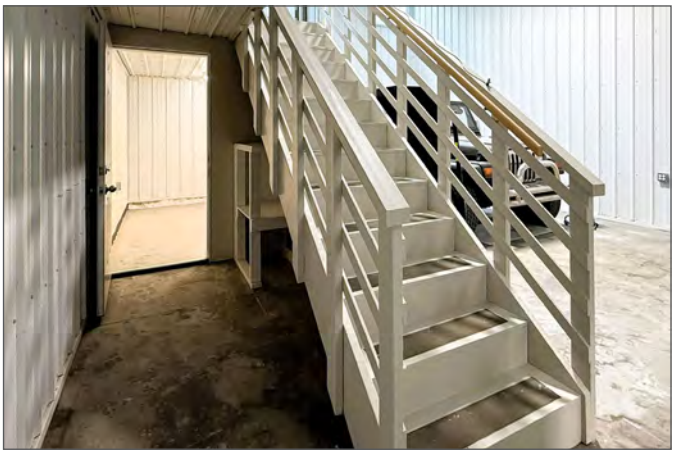


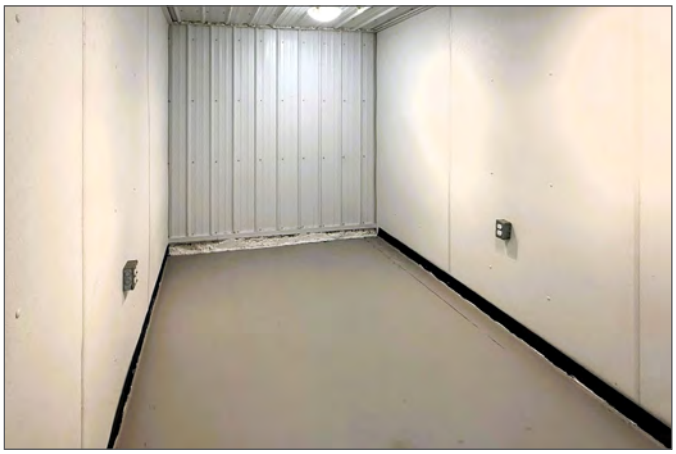








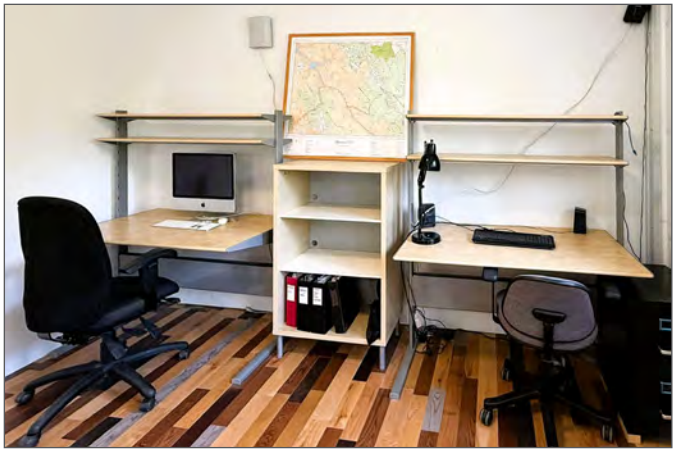















EXIT























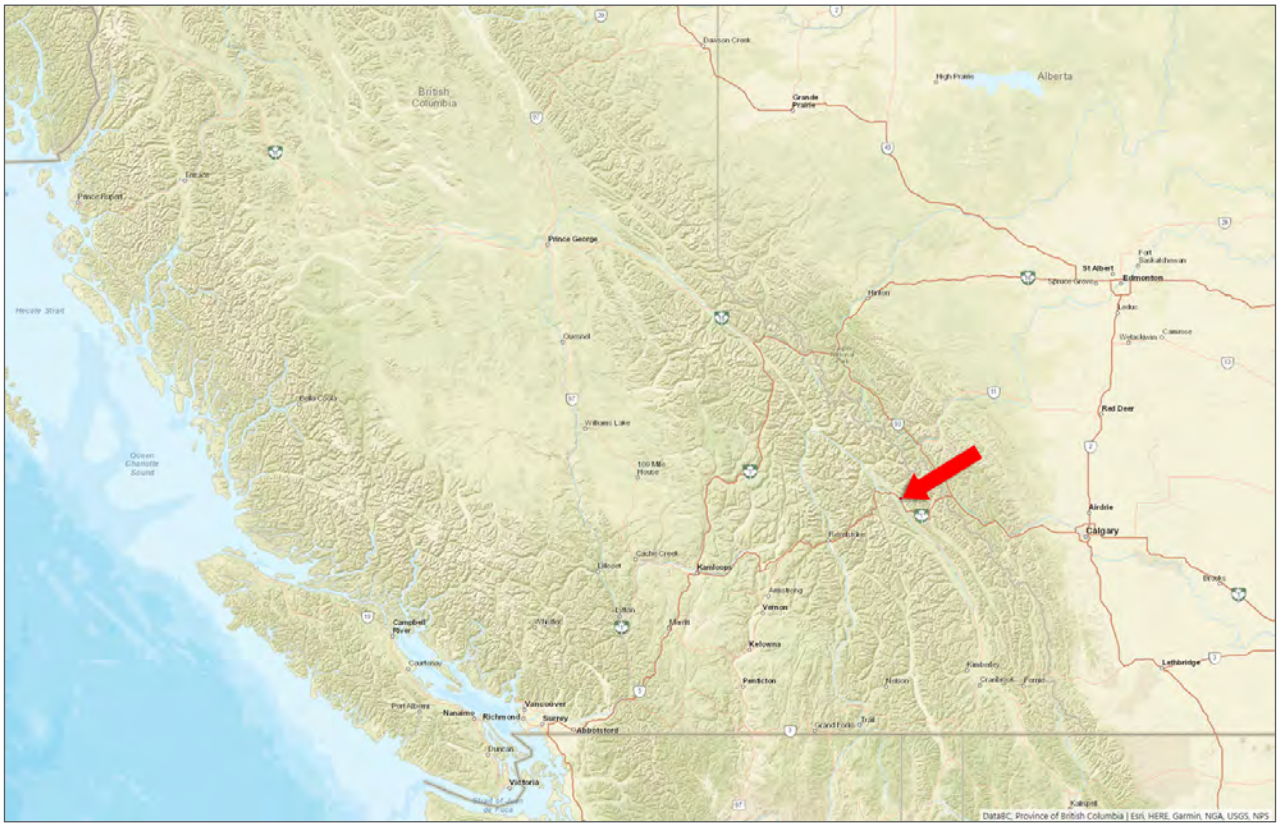


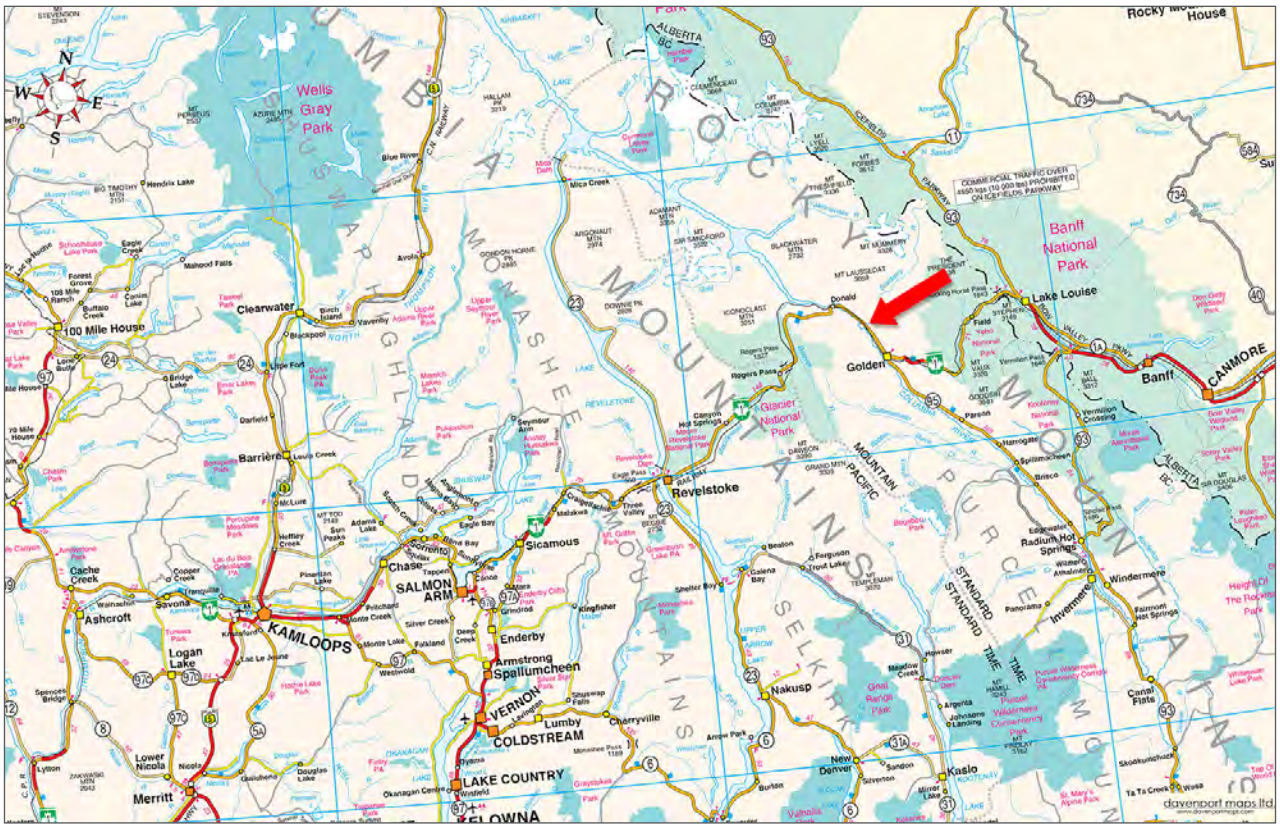




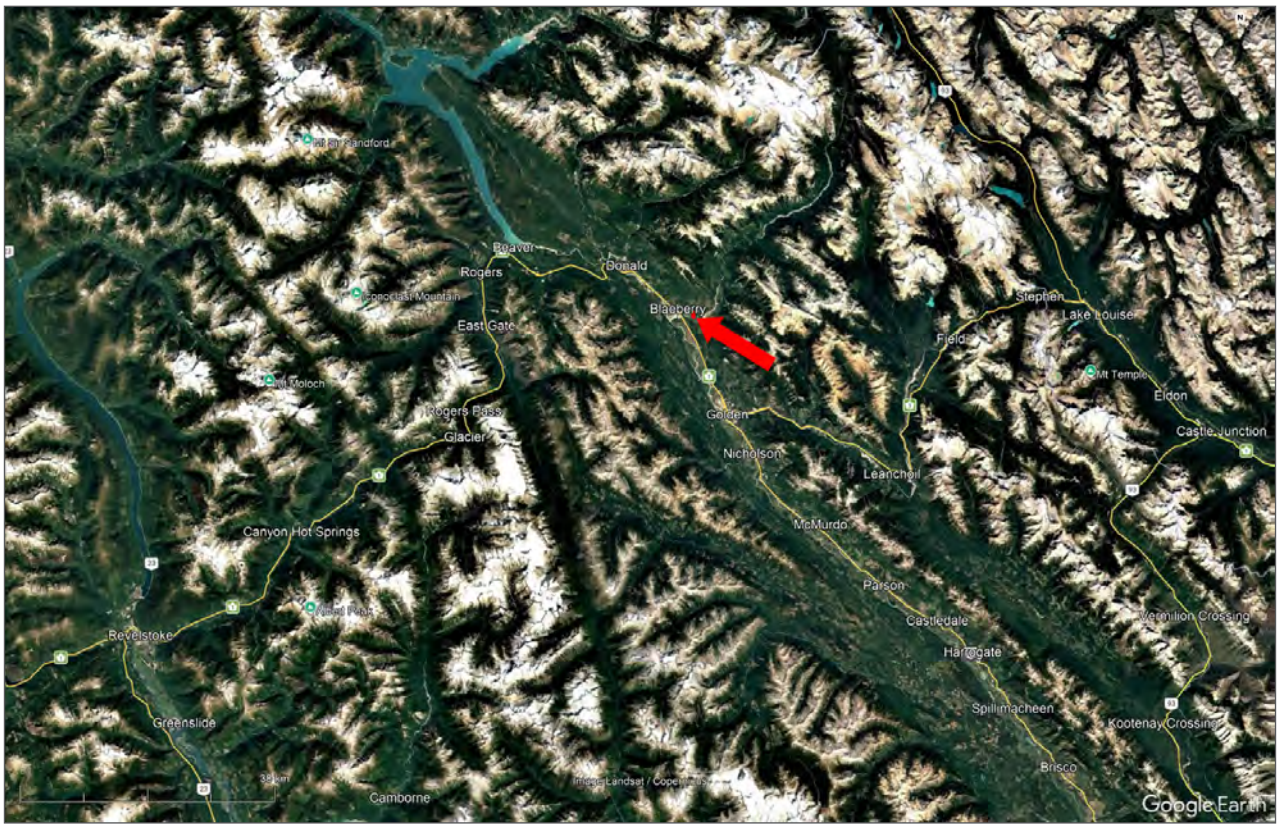





British Columbia
Alberta
Prince George
Kamloops
Kelowna
Vernon
Penticton
Vancouver
Surrey
Abbotsford
Victoria
Nanaimo
Campbell River
Courtenay
Williams Lake
100 Mile House
Cache Creek
Merritt
Calgary
Red Deer
Edmonton
Lethbridge
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Wells Gray Park
Clearwater
100 Mile House
Barriere
Kamloops
Ashcroft
Logan Lake
Merritt
Lower Nicola
Lytton
Cache Creek
Savona
Chase
Sicamous
Salmon Arm
Enderby
Armstrong
Spallumcheen
Vernon
Lumby
Coldstream
Lake Country
Kelowna
Revelstoke
Golden
Glacier National Park
Rogers Pass
Donald
Banff National Park
Lake Louise
Banff
Canmore
Nakusp
New Denver
Kaslo
Windermere
Invermere
Radium Hot Springs
Canal Flats
Rocky Mountain House
Columbia Mountains
Monashee Mountains
Rocky Mountains
Purcell Mountains
Selkirk Mountains
Mountain Standard Time
Pacific Standard Time
davenport maps ltd


Donald
Golden
Nicholson
Leanchoil
Ottertail
Field
Lake Louise
Blaeberry
Moberly
Edelweiss
Horse Creek
McMurdo
YOHO
NATIONAL
PARK
PURCELL
Beaverfoot Range
Ottertail Range
Kicking Horse River
Columbia River Wetlands Provincial Wildlife Management Area
ALL VEHICLES ON HIGHWAY 93 REQUIRE NATIONAL PARK PASS
TRUCKS PROHIBITED
Road subject to periodic winter closings
KOOTENAY


Donald
Rogers
Beaver
Blaeberry
East Gate
Golden
Nicholson
Leanchoil
McMurdo
Field
Stephen
Lake Louise
Eldon
Castle Junction
Parson
Castledale
Harrogate
Vermilion Crossing
Kootenay Crossing
Spillimacheen
Brisco
Canyon Hot Springs
Revelstoke
Greenslide
Camborne
Google Earth


Blaeberry
Columbia River
Columbia River
1780 m
Image © 2026 Airbus
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Google Earth


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Kettleson Rd
Kettleson Rd
Kettleson Rd
Kettleson Rd
Golden Dorado Upper Rd
016-565-584
Sec 28, TP 28, Rge 22
013-050-494
016-526-546
028-273-761
028-273-753
016-565-584
013-050-494
016-526-546
028-273-761
028-273-753
Sec 28, TP 28, Rge 22
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028-273-753
009-664-190
009-663-487
Golden Dorado Upper Rd
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Bk A
Bk A
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