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Four Season Wilderness Retreat on 142 Acres Near Blue River, BC



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Four Season Wilderness Retreat on 142 Acres Near Blue River, BC

PROPERTY DETAILS

Listing Number:	26159
Price:	$1,150,000 + GST
Taxes (2026):	$1,830.71
Size:	142 acres
Zoning:	C4/RL-1

DESCRIPTION

Bone Creek Wilderness Retreat is a rare opportunity to acquire an established four-season accommodation business on 142 acres in the heart of British Columbia's adventure corridor. Situated near Blue River, midway between Kamloops and Jasper, the property serves as a gateway to some of the province's most sought-after outdoor recreation, including world-class snowmobiling, backcountry skiing, ATVing, hunting, fishing, hiking, wildlife viewing, and river-based adventures. Located within the North Thompson Valley's inland temperate rainforest, the area is characterized by towering cedar and hemlock forests, dramatic mountain scenery, abundant wildlife, and endless opportunities for year-round exploration.

The retreat features five guest cabins, four full-service RV sites, a main residence, extensive utility infrastructure, and commercial tourism zoning that supports future growth. Each cabin offers a comfortable wilderness experience, featuring a seating area, dining space, fully equipped kitchen, and private outdoor areas where guests can take in the surrounding mountain views. Accommodations include cooking facilities such as stovetops, refrigerators, microwaves, and toasters, while bed linens and towels are provided throughout. Built with practicality and longevity in mind, the improvements include durable metal roofing, independent septic systems, Starlink internet, a high-producing well, and substantial electrical infrastructure designed to support both current operations and future expansion.

Surrounded by snow-capped peaks, rainforest valleys, rivers, lakes, and an extensive network of backcountry roads and trails, Bone Creek Wilderness Retreat offers far more than a traditional hospitality business. The property has built a loyal base of repeat guests over the past two decades, attracting everyone from outdoor enthusiasts and international travellers to industrial contractors and resource-sector workers. Whether expanding the existing accommodation offerings, developing unique tourism experiences, or simply continuing the successful operation as it exists today, Bone Creek Wilderness Retreat presents a compelling blend of lifestyle, income, and long-term opportunity in one of British Columbia's most scenic and adventure-rich regions.

LOCATION

3769 Bone Creek FSR - Blue River, BC

DIRECTIONS

Contact the listing agent.



AREA DATA

Blue River is one of British Columbia's premier outdoor recreation destinations, strategically positioned along the Yellowhead Highway between Kamloops and Jasper at the heart of the North Thompson Valley. Surrounded by the Cariboo and Monashee mountain ranges, the area is renowned for its vast wilderness, pristine rivers and lakes, abundant wildlife, and access to millions of acres of Crown land. The region forms part of the world's largest inland temperate rainforest ecosystem, where old-growth cedar and hemlock forests thrive in a unique climate found only in a handful of locations globally. Outdoor recreation drives much of the local economy, with visitors drawn year-round for snowmobiling, heli-skiing, backcountry skiing, ATVing, fishing, hunting, hiking, wildlife viewing, and river adventures. Blue River is also home to the internationally recognized River Safari, while nearby mountains, glaciers, and extensive trail networks attract outdoor enthusiasts from across North America and beyond. In addition to tourism, the region benefits from forestry, mining, transportation, and infrastructure-related industries, creating a diverse and stable base of economic activity that supports both seasonal and year-round demand for accommodation and hospitality services.

VEGETATION

The Blue River region lies within British Columbia's Interior Cedar-Hemlock bio-geoclimatic zone and forms part of the world's largest inland temperate rainforest. Vegetation is dominated by towering western red cedar, western hemlock, Engelmann spruce, subalpine fir, Douglas fir, and lodgepole pine, creating dense forests that blanket the valley bottoms and mountain slopes. The area receives significantly higher precipitation than much of the BC Interior, supporting lush undergrowth of ferns, devil's club, mosses, lichens, berry-producing shrubs, and diverse wetland vegetation. Numerous creeks, rivers, and alpine watersheds contribute to a rich ecological environment that supports moose, elk, black bear, grizzly bear, mountain goat, wolves, and a wide variety of bird species. Combined with the surrounding glaciers, alpine meadows, and old-growth forest ecosystems, the landscape offers a level of natural diversity and scenic beauty rarely found elsewhere in Western Canada.

RECREATION

The Blue River region is widely regarded as one of British Columbia's premier four-season recreation destinations. During the warmer months, residents and visitors enjoy access to countless lakes, rivers, mountains, and Crown land recreation areas that support fishing, boating, canoeing, kayaking, hiking, mountain biking, horseback riding, ATVing, wildlife viewing, and backcountry exploration. The surrounding wilderness offers exceptional opportunities for hunting, camping, photography, and guided eco-tourism experiences, while nearby attractions such as Blue River Safari provide visitors with the chance to observe bears, moose, eagles, and other wildlife in their natural habitat. Extensive forestry and resource roads create access deep into the surrounding mountains, opening up thousands of square kilometres of recreational terrain.

Winter transforms the region into a world-class snow recreation destination. Blue River is internationally recognized within the snowmobiling community for its deep powder, vast alpine terrain, and extensive network of backcountry riding areas that attract enthusiasts from across North America. The surrounding mountains also support heli-skiing, backcountry skiing, snowshoeing, winter wildlife viewing, and ice fishing opportunities. During the spring and fall shoulder seasons, the area continues to attract hunters, anglers, industrial contractors, utility crews, and travellers moving along the Yellowhead Highway corridor, creating year-round visitation that helps support local tourism and accommodation businesses. The combination of recreation, resource-sector activity, and highway traffic provides a diversified visitor base that extends well beyond the traditional summer tourism season.

SERVICES

- Hydro (400 amp service)
- Septic x 5 systems
- Drilled well

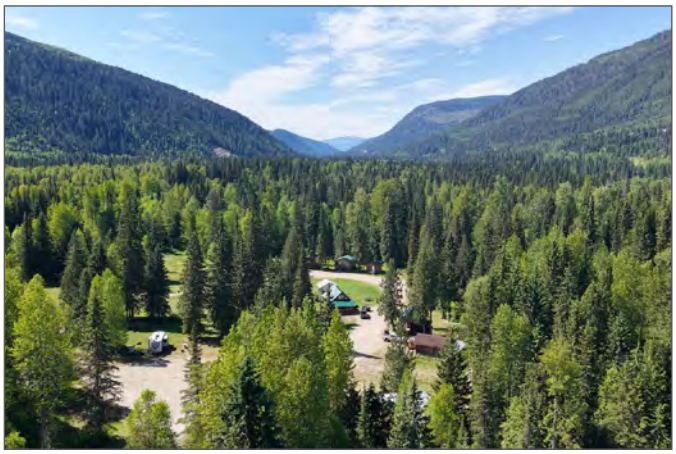
IMPROVEMENTS

Cabins

Hunter's Cabin offers cozy accommodation for up to two guests and features a double bed, private kitchen, mountain-view balcony, and access to shared bathroom facilities.

Chalen's Chalet accommodates up to two guests with a double bed and bunk bed configuration. The chalet includes a private bathroom, full kitchen, and balcony overlooking the surrounding mountains.

The Bungalow with Patio is designed for up to three guests and features a queen bed and bunk bed, private bathroom, full kitchen, outdoor patio, and mountain views.



Mudders Cabin is a larger family-oriented accommodation sleeping up to four guests. The cabin is outfitted with two queen beds, two bunk beds, a private bathroom, full kitchen, and balcony with mountain views.

The Deluxe Bungalow is the largest guest accommodation on the property, sleeping up to six guests. It features two double beds, two bunk beds, a private bathroom, full kitchen, and mountain-view outdoor living space.

RV Sites

There are four (4) fully serviced RV sites.

Additional Improvements

- Primary log residence
- Storage sheds
- Greenhouse
- Gazebo
- Additional storage structures

MAP REFERENCE

52°15'37.51"N and 119°11'25.67"W

LEGAL

DISTRICT LOT 3297 KAMLOOPS DIVISION YALE DISTRICT - PID 013-195-174

























































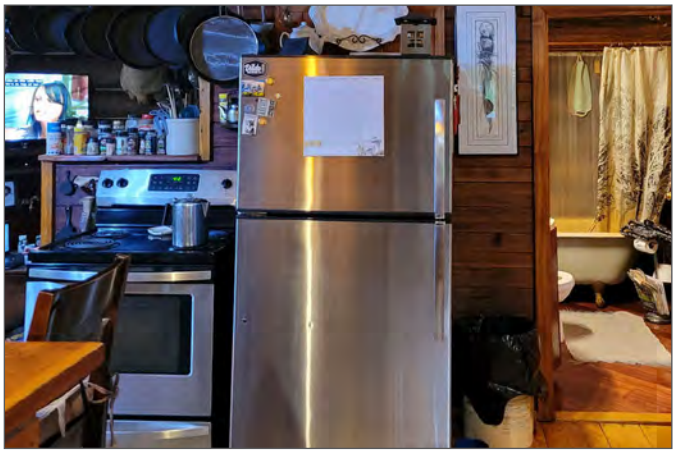



OFFICE



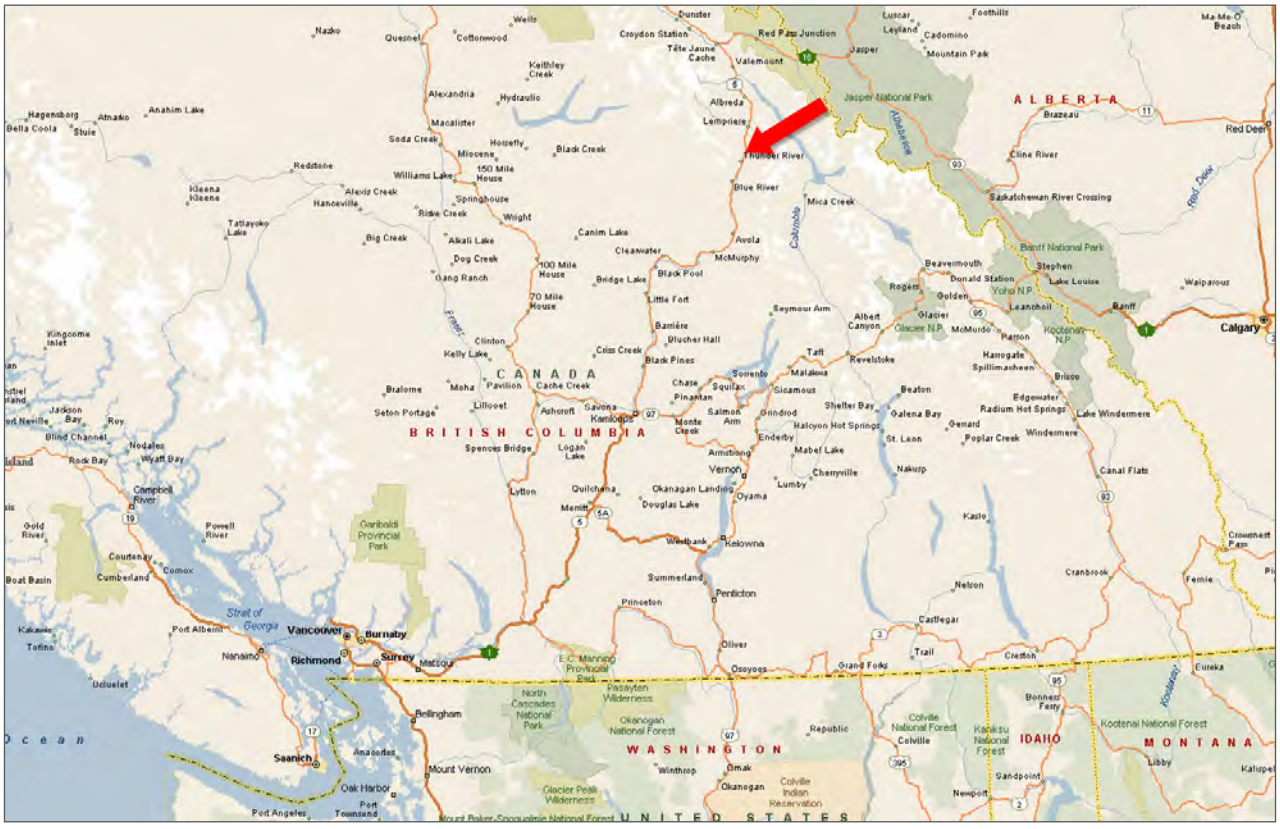


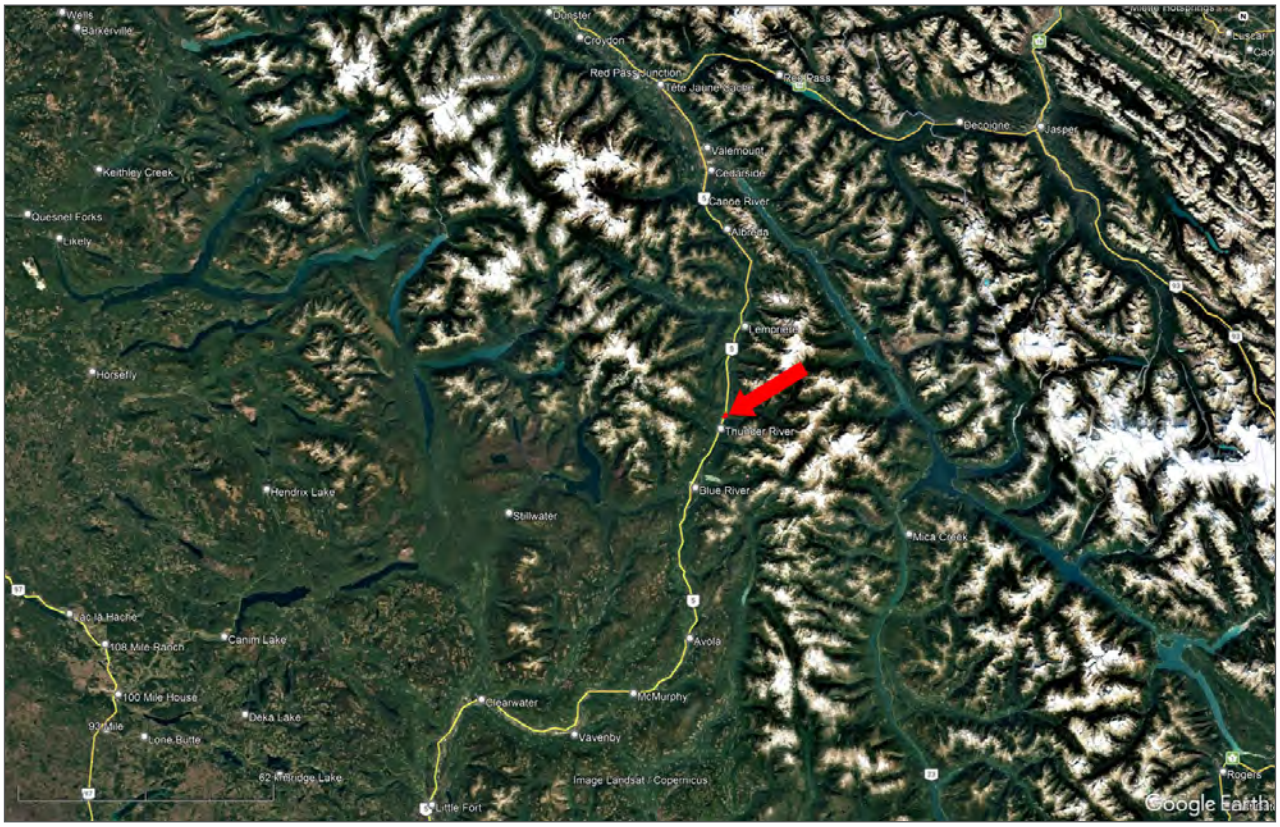


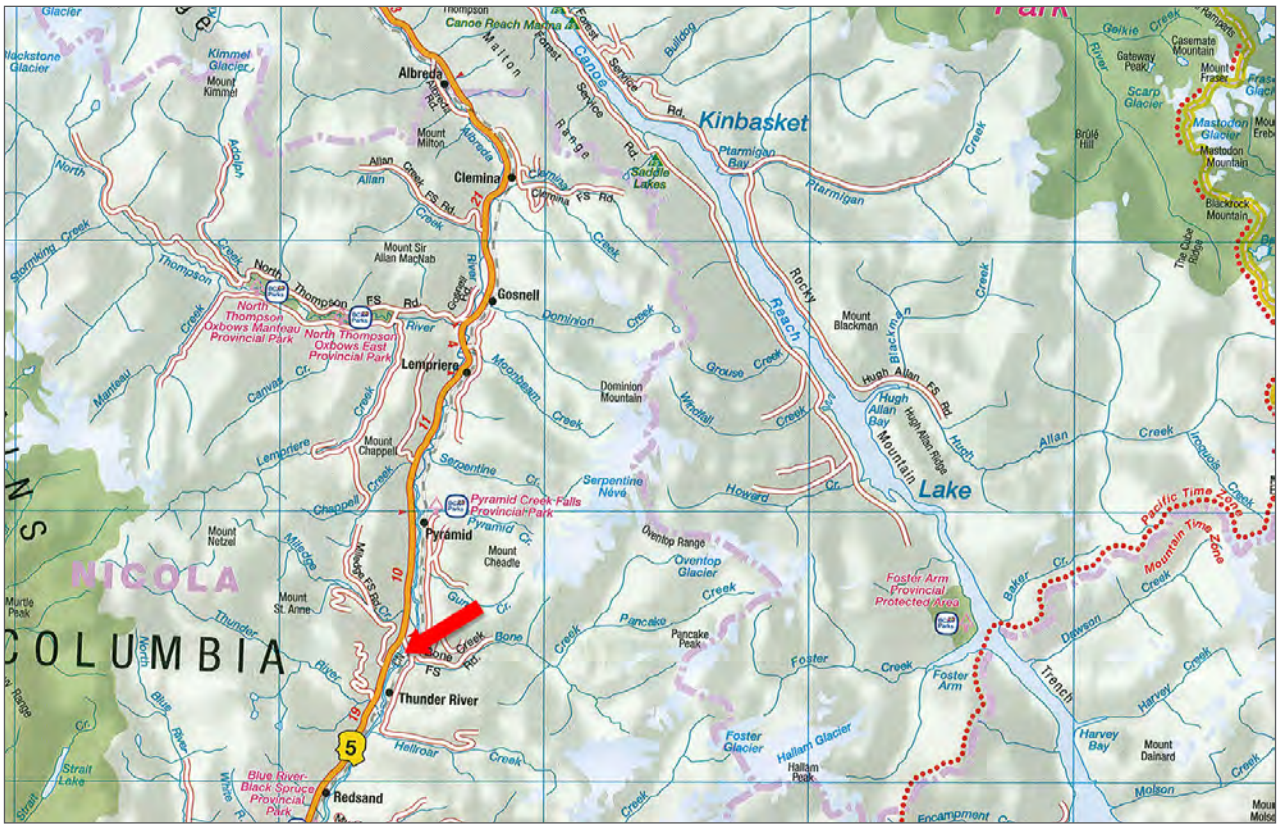




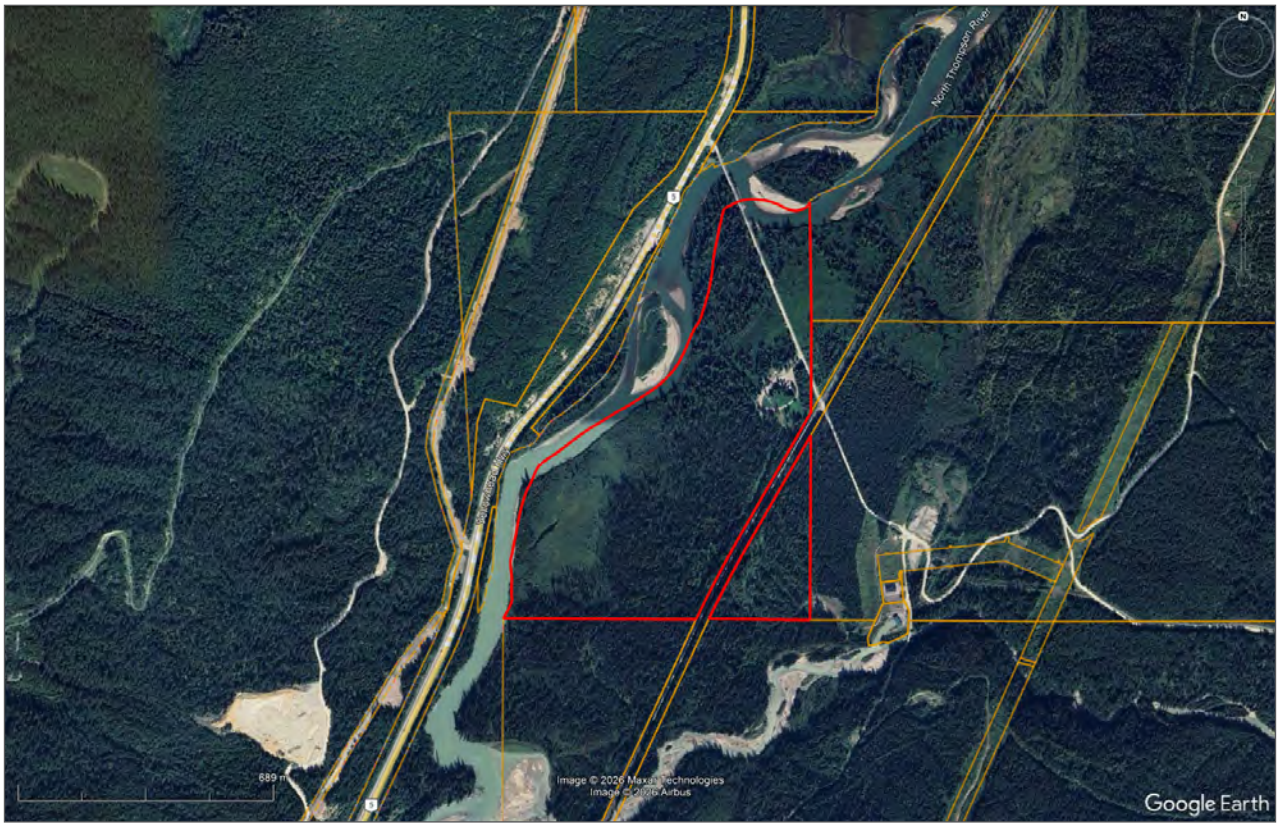


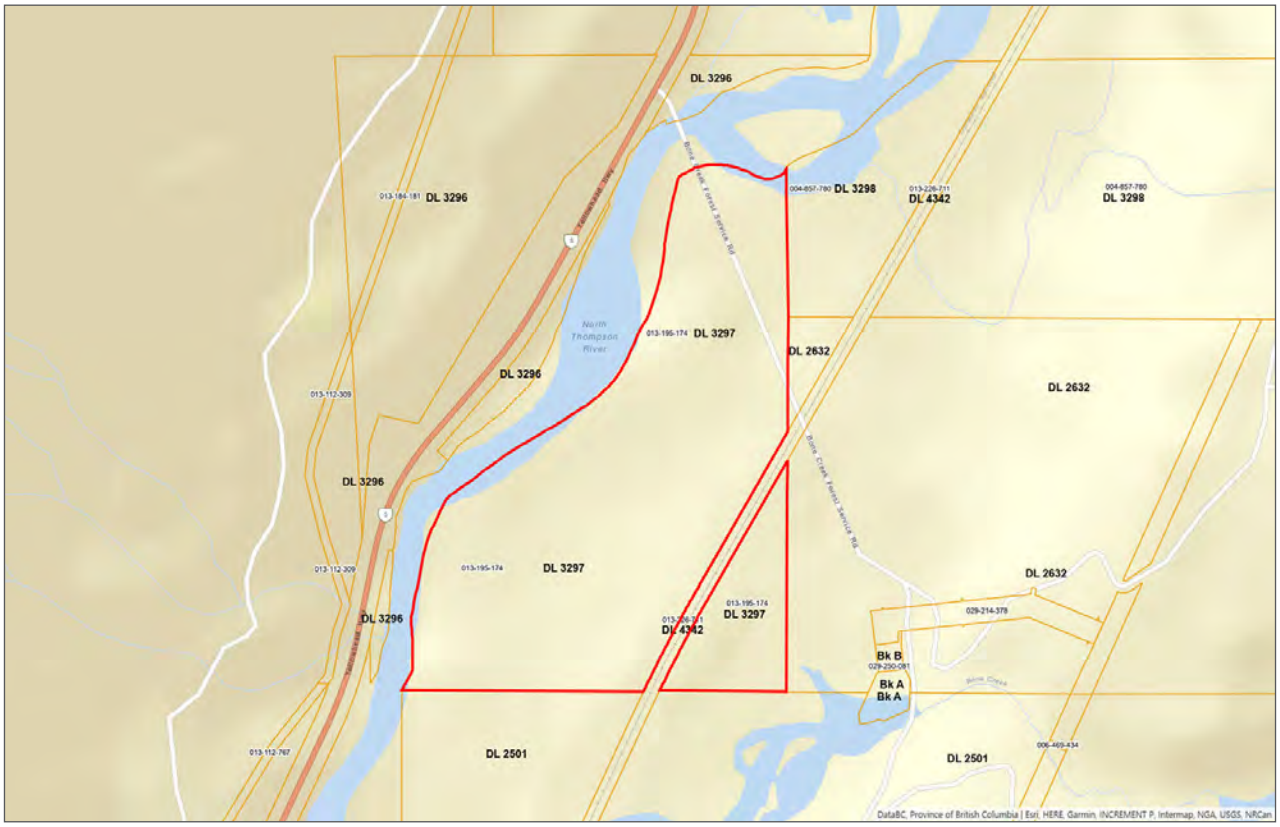

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Kamloops
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Williams Lake
Quesnel
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150 Mile House
Clearwater
Valemount
Jasper
Hinton
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Willmore Wilderness Park
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Chetwynd
Tumbler Ridge
Mackenzie
Williston Lake
Peace River
Fort Nelson
Liard River
Watson Lake
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Yukon Territory
Northwest Territories
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Whistler
Squamish
Powell River
Courtenay
Comox
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Tofino
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Williams Lake
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Dawson Creek
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Chetwynd
Tumbler Ridge
Mackenzie

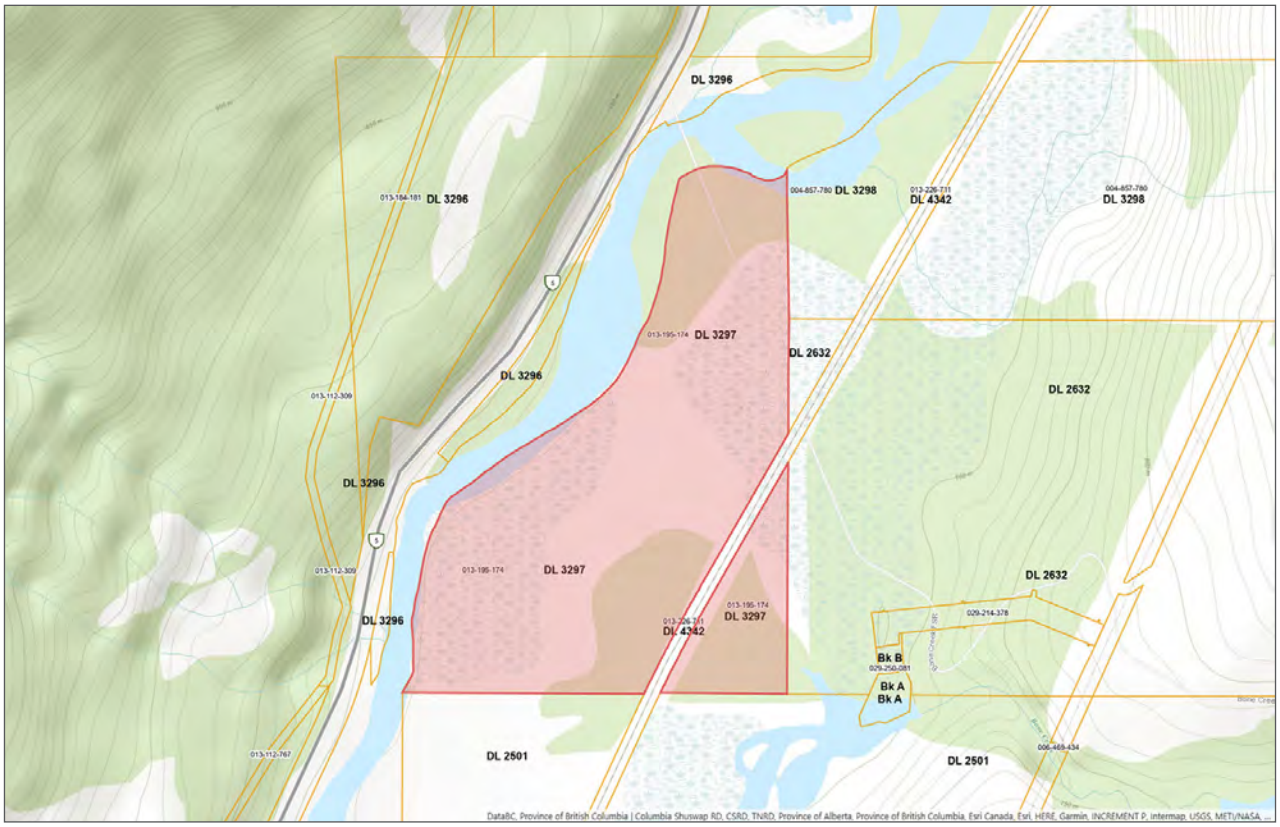

Wells
Barkerville
Dunster
Croydon
Red Pass Junction
Tête Jaune Cache
Red Pass
Decoigne
Jasper
Valemount
Cedarside
Canoe River
Albreda
Keithley Creek
Quesnel Forks
Likely
Tumbler Ridge
Horsefly
Hendrix Lake
Stillwater
Blue River
Mica Creek
Avola
Lac la Hache
108 Mile Ranch
Canim Lake
100 Mile House
Deka Lake
93 Mile
Lone Butte
Clearwater
McMurphy
Vavenby
62 Mile Lake
Little Fort
Rogers
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Albreda
Clemina
Gosnell
Lempriere
Pyramid
Thunder River
Redsand
Kinbasket
Lake
Mountain
NICOLA
COLUMBIA
Canoe Reach Marina
Pyramid Creek Falls Provincial Park
North Thompson Oxbows Manteau Provincial Park
North Thompson Oxbows East Provincial Park
Foster Arm Provincial Protected Area
Blue River-Black Spruce Provincial Park
Pacific Time Zone
Mountain Time Zone


Thunder River
9.41 km
Image © 2026 Maxar Technologies
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North Thompson River
689 m
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