

\$1,874,000 - 8623 3/95 Highway, Yahk

MLS® #10350306

\$1,874,000

0 Bedroom, 0.00 Bathroom,
Other on 156.50 Acres

South of Moyie, Yahk, British Columbia

Riverâ€™s Edge Ranch â€“ 156 Acres on the Moyie River with No Zoning and RV Infrastructure Located just outside Yahk, BC in the heart of the Kootenays, this 156-acre property spans two separately titled parcels with frontage on the Moyie River. With no zoning and direct access from Highway 3/95, the land is highly usable and well-suited to a range of potential uses. The northern parcel is currently operating as a seasonal RV campground, featuring 7 full hook-up sites, 21 power/water sites, sani-dump, washroom and laundry building, playground, outdoor kitchen, and a covered timber-frame stage. Excellent highway visibility and a straightforward, functional layout support continued operation or expansion. A private highway-grade bridge crosses the Moyie River into the southern parcel, which includes open pasture, several older outbuildings, and an estimated 60 acres of merchantable timber. A 600-amp power service has been installed across the river, offering serious potential for future development. This is a rare opportunity to acquire large-scale, unzoned riverfront land in a prime location with existing infrastructure already in place. (id:6289)



Essential Information

Listing #	10350306
Price	\$1,874,000

Bathrooms	0.00
Acres	156.50
Type	Other

Community Information

Address	8623 3/95 Highway
Subdivision	South of Moyie
City	Yahk
Province	British Columbia
Postal Code	V0B2P0

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	LandQuest Realty Corp. (Interior)
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Listing information last updated on October 13th, 2025 at 8:16am PDT