

# \$399,000 - 6380 12th Street, Grand Forks

MLS® #10366598

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Recreational on 4.26 Acres

Grand Forks, Grand Forks, British Columbia

Discover your own slice of paradise along the beautiful Kettle River! This stunning waterfront property offers a rare blend of natural beauty and thoughtful design, featuring a permitted, picture-perfect cabin set close to the riverfront where you can fish, float, and paddle to your heart's content. With a unique mix of sandy and rocky shoreline—perfect for sunbathing or searching for garnets—this property invites endless outdoor enjoyment with family and friends. Once two separate lots, now combined into one expansive retreat, it also features a large covered deck engineered to serve as the foundation for a future home if desired. Whether you're seeking the ultimate recreational getaway or the perfect spot to build your dream riverfront home, this Kettle Valley gem is ready to make your vision a reality (id:6289)



## Essential Information

|           |              |
|-----------|--------------|
| Listing # | 10366598     |
| Price     | \$399,000    |
| Bathrooms | 0.00         |
| Acres     | 4.26         |
| Type      | Recreational |
| Sub-Type  | Freehold     |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 6380 12th Street |
| Subdivision | Grand Forks      |

|             |                  |
|-------------|------------------|
| City        | Grand Forks      |
| Province    | British Columbia |
| Postal Code | V0H1H0           |

### Amenities

|               |                               |
|---------------|-------------------------------|
| Utilities     | Electricity, Telephone, Sewer |
| Is Waterfront | Yes                           |
| Waterfront    | Waterfront on river           |

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Royal LePage Kelowna |
|----------------|----------------------|



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