

\$1,200,000 - 6610 6 Highway, Ymir

MLS® #10349047

\$1,200,000

2 Bedroom, 1.00 Bathroom, 600 sqft

Single Family on 37.25 Acres

Nelson South/Salmo Rural, Ymir, British Columbia

Nearly 40 acres of commercially zoned land just outside of Ymir, BC! This unique property offers incredible potential for further development, with an oversized septic system already in place and an artesian well supplying fresh water. Two well-built, two-bedroom homes feature concrete floors with in-floor heating, wood stoves, and living roofs that blend beautifully into the forested surroundings. Multiple internal roads provide access throughout the property, which includes a mix of flat and gently sloped terrain, ideal for expansion or a variety of uses. Easy access from the main road and just minutes from world-class recreation, including Whitewater Ski Resort, Red Mountain Resort, Kootenay Pass, the Salmo River, hiking trails, and the Rail Trail. There is a sauna and storage shed as well. Formerly operating as Kootenay Huts, this is a rare opportunity to live and build your dream business in the heart of the Kootenays. (id:6289)

Built in 2010

Essential Information

Listing #	10349047
Price	\$1,200,000
Bedrooms	2
Bathrooms	1.00
Square Footage	600



Acres	37.25
Year Built	2010
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	6610 6 Highway
Subdivision	Nelson South/Salmo Rural
City	Ymir
Province	British Columbia
Postal Code	V0G2K0

Interior

Heating	Other
# of Stories	1

Additional Information

Zoning	See Remarks
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Listing Details

Listing Office	Coldwell Banker Rosling Real Estate (Nelson)
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