# \$399,000 - 7826 3 Highway, Yahk

MLS® #10352619

### \$399,000

2 Bedroom, 2.00 Bathroom, 1,454 sqft Single Family on 15.10 Acres

Arrow Creek to Yahk, Yahk, British Columbia

This property is an incredible opportunity. The BC Assessment value is \$660,000, but it's currently listed at \$399,000.00 Set on 15.1 acres, approximately 20 minutes from Creston, this property provides ample space for privacy, outdoor activities, and expansion. Additionally, a 200-amp electrical service offering the capacity needed for developments and upgrades. The modern main home structure is an open canvas, ready to be designed into your ideal layout. With imagination and effort, it can be transformed into your perfect home or retreat. This 1978 two-story house features two bedrooms, two bathrooms, and is zoned R4. It is also zoned for a bed and breakfast, opening up additional income opportunities. The property includes a Cabin and a fully powered 32'x12' shop, making it versatile for many usesâ€"whether you're considering an in-law suite, a family home, or a rental. There's plenty of space and potential to bring your vision to life. The bylaws allow for micro-cultivation and micro-processing for cannabis, nurseries, greenhouses, florists, veterinary clinics, kennels, horse riding stables, boarding stables, horticulture, and more. Additionally, there may be potential to subdivide into two-hectare parcels, providing flexibility for development. (id:6289)







Built in 1978

#### **Essential Information**

Listing # 10352619 Price \$399,000

Bedrooms2Bathrooms2.00Square Footage1,454Acres15.10

Type Single Family

Sub-Type Freehold

# **Community Information**

Address 7826 3 Highway

Subdivision Arrow Creek to Yahk

1978

City Yahk

Province British Columbia

Postal Code V0B2P0

#### **Amenities**

Year Built

Amenities Recreation

Features Private setting, Treed

View View (panoramic)

#### Interior

Heating Baseboard heaters

# of Stories 2

#### **Exterior**

Exterior Stucco Roof Metal

#### **Additional Information**

Zoning Unknown

## **Listing Details**

Listing Office Century 21 Purcell Realty Ltd





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Listing information last updated on November 5th, 2025 at 7:46am CST