

# \$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 itâ€™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 youâ€™re considering an in-law suite, a family home, or a rental. Thereâ€™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
Bedrooms	2
Bathrooms	2.00
Square Footage	1,454
Acres	15.10
Year Built	1978
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	7826 3 Highway
Subdivision	Arrow Creek to Yahk
City	Yahk
Province	British Columbia
Postal Code	V0B2P0

### Amenities

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
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### Listing Details

Listing Office	Century 21 Purcell Realty Ltd
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Listing information last updated on October 12th, 2025 at 9:31pm CDT