

3315 Fiva Creek Road S
Westbridge, BC V1T 5E6

CENTURY 21
Assurance Realty Ltd.

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MLS# 10374504



\$1,275,000

2 Bedrooms | 2 Bathrooms | 2,127 Sqft

Riverside Paradise in Christian Valley | 85 Acres | Kettle River Frontage Rare opportunity to own 85 acres of riverfront land bordered on three sides by Crown land, featuring nearly one mile of Kettle River frontage and exceptional privacy. Property offers potential multiple additional building sites making it ideal for a private estate, recreational retreat, or future development. Main residence includes 2 bedrooms and 2 full bathrooms, open-concept living, refinished oak flooring, knotty pine cabinetry, and a chef-style kitchen with island and pantry. Lower level features a wood stove, large recreation room, full bath with laundry, second bedroom, and a bonus room suitable for a third bedroom or office. A separate guest cottage offers vaulted pine ceilings, vinyl plank flooring, kitchen, full bath, sitting area, and screened sunroom ideal for guests or short-term rental use. Metal shop building offers covered parking with 100-amp service included. Two high-output wells, plus a licensed water right on Steep Creek. Property is outside the ALR with no zoning (buyer to verify), offering rare flexibility. Abundant wildlife and year-round recreation including hunting, fishing, hiking, swimming, ATV use, and horseback riding. Located 1.5 hours from Kelowna, 40 minutes to Osoyoos, and minutes to lakes and trails. A must see recreational paradise!



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