



FOR SALE

500 Burma Road, Fernie, BC

49-acre development parcel in the City of Fernie with spectacular mountain and river valley views.



LAND TYPE

Residential
Development

LEGAL DESCRIPTION

Lot 20 District Lot 4137
Kootenay District
Plan EPP135709

COMMUNITY

Fernie
Alpine Parkland

LOT SIZE

48.9 acres

LAND USE

RR - Rural
Residential

Property highlights

- Mountain views
- Fully serviced with all utilities
- Zoning in place with The City of Fernie

Strategically located

- 5 minutes to downtown Fernie
- 10 minutes to Fernie Alpine Resort
- 3 hours to Calgary International Airport

Offered At

\$3,800,000



View to the northeast across the Elk River Valley



View to the southeast of Fernie Alpine Resort



View to the south of the Lizard Range of the Canadian Rockies

Why develop in Fernie

- High value housing – benchmark single-family home is \$1,053,000
- Average household income is \$121,500
- Strong employment base with mining in the Elk Valley, tourism and health care and education
- The population is growing, driven by mining jobs, tourism and lifestyle migration and retirees.
- A well-rounded health care system anchored by the Elk Valley Hospital with both acute-care and community-based options

Fully serviced land

Access to full services, including:

- Deep utilities: storm, water, sewer (City of Fernie)
- Shallow utilities: power, telecommunication services, cable, natural gas
- Firefighting (City of Fernie) and police services (RCMP)
- Street lighting (underground) to property line

Year-Round Recreation

- Skiing and snowboarding at Fernie Alpine Resort
- Golf at Fernie Golf Course
- Flyfishing, white-water rafting and kayaking on the Elk River
- Mountain biking on 300+ trails in the Elk Valley
- Lake sports at Kooacanusa and other lakes within 30 minutes
- Skate and Nordic skiing at the Fernie Nordic Centre and Fernie Golf Course
- Snowmobiling on over 200 km of groomed trails and deep powder zones



Community Amenities

Fernie is a complete community, with a large full-time resident population and all the amenities and necessities for residents and visitors

- Elk Valley Hospital
- Numerous restaurants and bars
- Vogue Theatre
- High School
- Variety of elementary schools, including various language options
- College of the Rockies Post Secondary School
- Library, Arts Centre and Museum
- Fernie Aquatic Centre and competitive swim club
- Hockey Arena and the Fernie Ghostriders Hockey Club
- Curling Club
- Numerous fitness clubs and gyms
- Numerous activities for youth including mountain biking, alpine ski racing, freestyle skiing, Nordic skiing, gymnastics and dance programs, competitive swimming, skateboard and bike jump parks



Distances and Travel Times

- | | | | |
|-------------|--------|---|--------|
| ■ Calgary | 284 km | Calgary International Airport | 305 km |
| ■ Cranbrook | 100 km | Cranbrook International Airport | 115 km |
| ■ Kalispell | 180 km | Glacier (Kalispell) International Airport | 180 km |
| ■ Edmonton | 972 km | Edmonton International Airport | 106 km |
| ■ Regina | 829 km | | |
| ■ Saskatoon | 833 km | | |
| ■ US Border | 72 km | | |



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