

CHETWYND



District of Chetwynd

Phone: 250-401-4100

Email: d-chet@gochetwynd.com

www.gochetwynd.com

*Smart Growth BC ranks
Chetwynd the most livable small
community in the province*



The District of Chetwynd welcomes you...

The District of Chetwynd is located in the foothills of the eastern slope of the Rocky Mountains. It is British Columbia's entrance to the mighty Peace River country. Located at the junction of Highways 97 and 29 and on the CN Rail mainline, Chetwynd is the natural transportation hub of the Peace River area.

A study just released by Smart Growth B.C. has ranked Chetwynd as the most livable place in the province. "It is our type of lifestyle and opportunities that puts Chetwynd at the top of the ranked as the best small community (small is defined as less than 25,000)." The full report is available for viewing at www.smartgrowth.bc.ca.

Local resources and manufacturing industries reflect these assets. A stable economic base is provided by the four largest employers: Tembec (pulp mill), Canadian Forest Products (Canfor – sawmill), Chetwynd Forest Industries (West Fraser – sawmill), Duke Energy (gas plant). Other major employers are Enersul sulphur palletizing plant, CN Rail, Talisman Energy, Pine Valley Mining Corporation and Western Canadian Coal. Ranching, tourism and the service sector round out Chetwynd's diversified economy.

Chetwynd has a population of about 3,000 with a trading area of about 7,000 people, and the population will continue to grow as business and industrial development come to fruition. When not hard at work, the residents of Chetwynd enjoy a four season playground of forests, rolling hills, snow capped mountains, undulating fields and crystal clear lakes and rivers. All of this combined with excellent recreation complex with wave pool, team-size hot tub, sauna, six sheet curling rink, ice arena, outdoor skating oval, skateboard park and sports fields help to make Chetwynd a good place to live and raise a family.

The District of Chetwynd was incorporated in September of 1962 as a Village. The Municipality's status was changed in 1983 when it was reincorporated as a District. Historically, the District is new and as a result, has incorporated modern concepts in community layout and designs of streets and services, properly planned residential, commercial and industrial districts, with centre core, public and recreational areas clearly defined.

Visit Chetwynd and enjoy our hospitality. You'll be glad you did!

Climate

Average Daily Temperature

	Fahrenheit			Celsius		
	High	Low	Average	High	Low	Average
January	15.6	-5.4	5.2	-9.9	-20.8	-14.9
July	71.2	47.3	59.2	21.8	8.5	15.1

Annual Average Temperature	Imperial 38 ⁰ F	Metric 3.1 Celsius
Annual Average Rainfall	16 inches	39.9 mm
Annual Average Snowfall	5 feet	1.52 Metres
Elevation (above sea level)	1950 - 2300 feet	585 - 690 Metres



Demographics

2001 Census Population and Dwellings Counts for Chetwynd

<u>Census Dwelling</u>	<u>Population</u>	<u>Occupied Dwellings</u>	<u>Unoccupied Dwellings</u>	<u>Persons Per</u>
2001	2591	1030	204	2.51
1996	2980	1077	110	2.77
Change		-389	-47	-94-0.26

School District

The Chetwynd School District is Peace River South

Schools and Enrollment for the District of Chetwynd

Public Schools

Elementary Schools

Don Titus Elementary – including French Emersion

Little Prairie Elementary

Moberly Lake Elementary

Peace Christian School

Windrem Elementary

Secondary School

Atec School

Chetwynd Secondary School

Post-Secondary Education

Closest Community and Technical Colleges

Northern Lights College

Chetwynd

Box 1180

5132 - 50th Street

Chetwynd, BC V0C 1J0

Telephone: (250) 788-2248

www.nlc.bc.ca

Northern Lights College

Regional Office

Dawson Creek

11401 - 8th Street

Dawson Creek, BC

V1G 4G2

Telephone: (250) 782-5251

www.nlc.bc.ca

Distance from Community

100 km (62 miles)

Enrollment for Northern Lights College *Chetwynd* Campus for 2004

96

Based on funded full time equivalents

Closest Four Year Institution

University of Northern British Columbia

Main Campus

333 University Way

Prince George, BC

V2M 4Z9

Telephone: (250) 960-6300

www.unbc.ca

Highways Located in Community

Provincial Highway #29 - Two-Lane Asphalt

Provincial Highway #97 - Two-Lane Asphalt

Railroads

Name CN Rail



General Aviation Airports

Name	Chetwynd Airport
Location	Chetwynd, BC
Number of Runways	1
Runway Lengths	4462
Hours of Operation	24 hrs/day (unattended)

Commercial Airports

Name	Dawson Creek Airport
Hub Status	Regional
Location	Dawson Creek
Closest Airport	100 km (63 miles)
Hours of Operation	7am - 9pm
Number of Runways	1
Runway Length	5,000 ft
Helicopter Pad	Yes
Phone Number	(250) 782-3142

Commercial Airports Cont.

Name	Fort St. John Airport
Status	Regional
Location	Fort St. John
Driving Distance	145 km (90 miles)
Hours of Operation	7 am - 9pm
Number of Runways	2
Runway Lengths	6,750 ft: 6,950 ft
Helicopter Pad	Yes

Overnight Express Service Availability

Loomis	(250) 788-9222
Federal Express	Available in Dawson Creek
Greyhound International	(250) 788-2829
Canadian Freightways Parcel Express	(250) 788-2338
Purolator Pick-up	1-800-387-3027

Primary Industries

- CN Rail
- Canadian Forest Products Inc. (Canfor)
- Chetwynd Forest Industries (A division of West Fraser Mills)
- Duke Energy & Gas Transmissions
- Enersul Operations Inc.
- Pine Valley Mining Corporation
- Talisman Energy Inc.
- Tembec Energy Inc.
- Western Canadian Coal

Health Facilities

Ambulance Service of BC	(250) 788-3522 - Emergency
Canadian Red Cross Medical Equipment Loan	(250) 788-2350
Chetwynd Centre Medical Clinic	(250) 788-3234
Chetwynd Dental Group	(250) 788-9992
Chetwynd Dental Clinic	(250) 788-1997
Chetwynd General Hospital	(250) 788-2236
Chetwynd Health & Book Nook	(250) 788-2068
Chetwynd Massage Therapy Clinic	(250) 788-9337
Gina Marie Dunn Registered Massage Therapist	(250) 788-1113
Kadziolka & Smart (Optometrists)	(250) 788-9386
Peace River Health Unit	(250) 788-9219
Peoples Drug Mart	(250) 788-3393
South Peace Chiropractic	(250) 788-2442
Wellness Clinic	(250) 788-3966

Physicians and Dentists in the Area

Physicians	4
Dentists	2

Protective Services

Police Services

Community-based police protection and crime prevention is provided by the local Royal Canadian Mounted Police detachment.

Contact the R.C.M.P. at:5424 Hospital Road, (250) 788-9221: Emergency calls 911

Fire Protection

The Chetwynd Fire Department has an enrollment in excess of twenty-five volunteer fire fighters. Chetwynd's Fire Protection District encompasses 6,500 hectares and its fire delivery system protects a population of 3,000 residents within the municipal boundaries. The District of Chetwynd by written agreement also provides fire delivery service to an eighty-two square kilometer area in the Peace River Regional District. For more information call: (250) 788-2424

The Chetwynd Fire Department also provides auto-extrication services. The area covered provides service to all residents and travelers within Chetwynd's Fire Protection District.

Emergency Health Services

- Provincial Emergency Program (250) 788-2424
- BC Ambulance Service (250) 788-3522

CHETWYND AMENITIES

Restaurants

Grab a quick bite at one of Chetwynd's fast-food establishments or sit down and relax in any of our fine eateries. Chetwynd's restaurants can please every palate with tastes from around the world.

- A & W (250) 788-2224
- Bonnie & Clyde's (250) 788-3373
- Dragon Palace (250) 788-3700
- High Country Cafe (250) 788-3449
- KFC (250) 788-9866
- Little Prairie (Brookside) (250) 788-3979
- Moberly Lake Cafe (250) 788-3449
- New Blue Sky (250) 788-2666
- Papa T's Fine Dining (250) 788-2211
- R2 Hillside Cafe (250) 788-1090
- Stagecoach Restaurant (250) 788-3388
- Subway (250) 788-7824
- Sunflowers Cappuccino Bar (250) 788-7938
- Red Lion Tavern (250) 788-2755
- Twins Restaurant (250) 788-2777
- Grumpy's Restaurant & Lounge (250) 788-1280
- Murray's Pub & Kitchen (250) 788-9594

Hotels & Motels

Put your feet up and relax in one of Chetwynd's comfortable accommodation. Whether it's a quaint country bed and breakfast or a full-service hotel, you are guaranteed an enjoyable night's stay.

- Brookside Inn (250) 788-9123
- Chetwynd Court Motel (250) 788-2271
- Chetwynd Squire Motor Inn (250) 788-2276
- Day's Inn (250) 788-2548
- High Country Motor Inn (250) 788-9980
- Moberly Lake Marina (250) 788-2050
- Pine Cone Motor Inn (250) 788-3311
- Pine River Lodge (250) 788-1980 or (250) 788-1982
- Stagecoach Inn (250) 788-3388
- Windrem Motel (250) 788-9808
- Super 8 (under development)(Pomeroy Suites) N/A

Bed & Breakfasts

- Memory Lane B & B (250) 788-9854
- Polly Ranch B & B (250) 788-9667

Camp

- R2 Open Camp (250) 788-1090

Communication

Telephone	TELUS	
Radio Equip.	Cardinal Telecom	(250) 788-3271
Chetwynd Communications Society		(250) 788-3321
Radio Station	Peace FM	(250) 788-9452
Television	Peace TV	(250) 788-9452
Newspaper	<i>Chetwynd Echo</i>	(250) 788-22461
	<i>Coffee Talk Express</i>	(250) 788-3422
Internet	Peace Regional Internet Society	(1-800) 768-3311
	Telus Internet Services	310-4638
	Persona Communications	(1-866) 737-7662

Library

Chetwynd Public Library

5012 - 46 Street

Phone: (250) 788-2559

Hours of Operation: Monday and Wednesday 10:00 am - 9:00 pm

Tuesday and Thursday 10:00 am - 4:30 pm

Friday 10:00 am - 7:00 pm

Saturday and Sunday 12:00 pm - 4:00 pm

Museum

Little Prairie Heritage Museum

Take a trip back in time at Little Prairie Heritage Museum. Browse through old newspaper; tour buildings full of heritage and history. The Little Prairie Heritage Museum's collection includes dinosaur fossils, a trapper's cabin, local artifacts and a collection of over 2,500 cream pitchers donated by long time resident of Hudson's Hope. Beautiful grounds and friendly staff make the Little Prairie Heritage Museum, an ideal location to spend an afternoon or meet family and friends. The gazebo at the museum often hosts local weddings. The museum is open in July and August, and is located west of Chetwynd on Westgate Road.

Chetwynd & District Recreation Complex



The Chetwynd & District Recreation Complex hosts various sporting activities to include curling, hockey, figure skating, swimming, softball, tennis and beach volleyball.

The programs department organizes numerous community programs such as gymnastics and fitness classes for all age groups. Many annual special events are also organized by the programs department, including the Half Marathon, Ghoulish Affair and Winter Wonderland Festival.

The aquatics department is very active year round with the most public swim hours in the region; in addition to many lessons and swim club activities. During public swim and family swim times one can experience the thrill of the wave pool, fountain spray and slide.

The recreation complex also includes two hall facilities that can be booked for banquets, weddings, seminars or conferences.

For more information please call the Rec Centre at: (250) 788-2214

Chetwynd & District Leisure Pool

Relax in our pool! It hosts public and family swims, special events, a wave pool, hot tub, sauna and a slide. For more information call: (250-788-3939)



Golf Courses

Chetwynd has two well kept courses with exceptional views and scenery.

Moberly Lake Golf Course (250)-788-3880

Provides 9 holes of golfing as well as club and cart rentals. Enjoy beautiful views of Moberly Lake from the course while you play, or the clubhouse while you dine at the 19th Hole clubhouse restaurant. Moberly Lake & District Golf course also hosts several annual tournaments.



Moberly Lake Golf Course

Natural Springs Golf Course

Located on Highway 29 South, this 9-hole course with a new clubhouse is beside the beautiful Sukunka River. Telephone: (250) 788-3944. Hosts many tournaments throughout the summer months. Enjoy a meal after your game at the clubhouse restaurant. Ask about Natural Springs Golf Resort Stay & Play packages

Hiking & Biking

Recreation of all types is an important part of a healthy lifestyle in this community. Local trails were developed to provide residents and visitors with opportunity to get out and explore nature. Several kilometers of well-built trails encircle the community. There are many splendid trails in the outlying area, but you may want to contact a local guide or outfitter if you are looking for more of a back-country experience. Trails are suitable for walking, hiking, mountain biking, and horseback riding. The Chetwynd Greenspace Hiking Trail Map provides excellent information, and is available at the Visitor Info Centre.

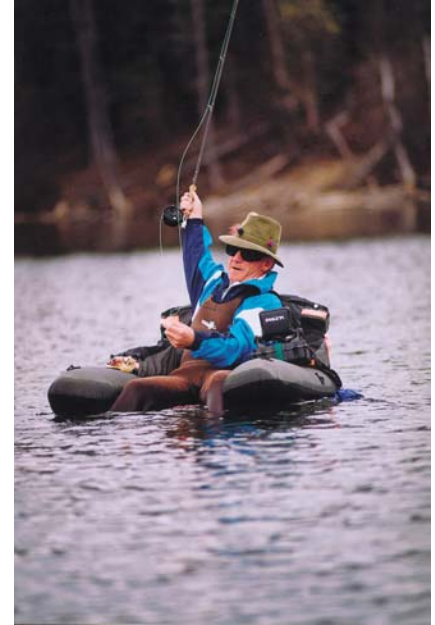


Local Trail Information:

- 3 Culvert Trail: 2 km - rustic
- Rodeo Trail: 300 m - rustic
- Deer Point: 200 m - rustic
- Centurion Trail: 4 km - rustic
- Coyote Path: 1 km - improved
- Crown Trail: 3 km - improved
- Cottonwood Trail: 3 km - improved
- Windrem Trail: 2 km - improved
- Ol' Baldy Trail: 2 km - steep, improved
- Ol' Baldy Ridge: 3 km - rustic
- Connector Trail: 12 km - rustic
- Community Forest Interpretive Trail: 700 m - rustic
- Short Ski Loop: 1.5 km - rustic
- Long Ski Loop: 3 km - rustic

Fishing

- The area around Chetwynd is known for Trout, Pickerel, Grayling, Northern Pike and Dolly Varden. You can obtain your fishing license at any of the local sports or hardware stores downtown Chetwynd and Visitor Info Centre
- You can buy as many as Eight Day and One Day licenses as you need.
- For more information on good fishing locations visit the local Tourist Information Centre or District Office at (250)401-4100.



Snowmobiling

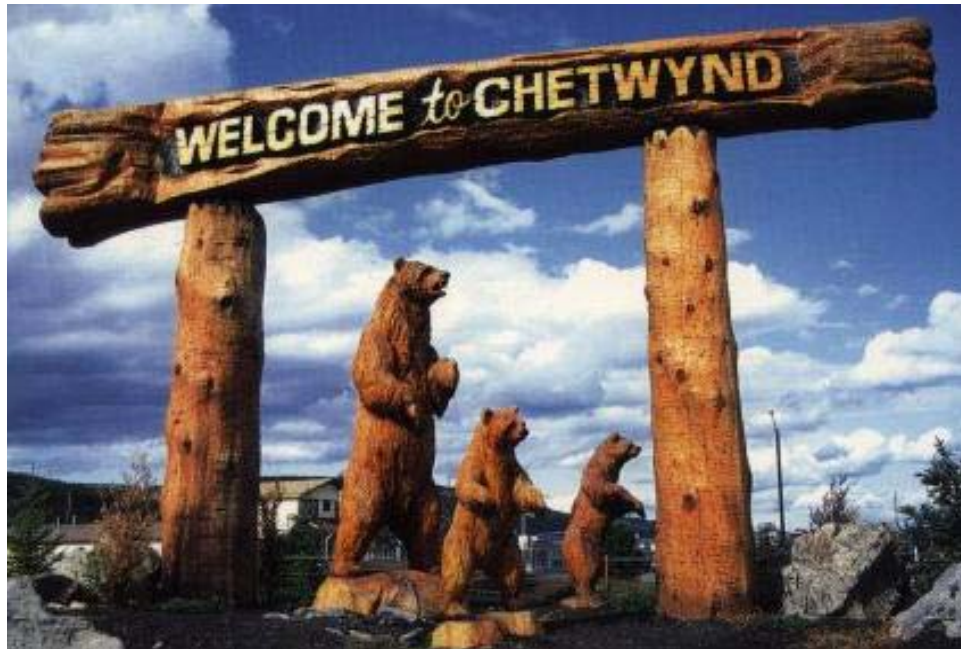
Enjoy some of the best sledding BC has to offer. Chetwynd offers deep powder, challenging slopes and virgin territory. Whether it's the quiet solitude of forest or the exhilaration of the wide open throttle on an untouched alpine meadow - Chetwynd is the place for you, your sled and your friends.



Chainsaw Sculptures

Chetwynd is home to many beautiful hand crafted chainsaw sculptures. These sculptures can be found outside or inside our local businesses. With map in hand, stroll through town for photo opportunities. Chainsaw carvings have an attraction in Chetwynd since 1992 and are much loved by the community. Carvings are available for purchase at the Visitor Info Centre.

Guided walking tours are available of the chainsaw carvings during the summer months. Schedule tours run each afternoon at 1:30, or you can request a tour by contacting the Visitor Info Centre at (250) 788-1943



Provincial Parks

Moberly Lake Provincial Park

- Located on Highway 29 near Chetwynd
- Open May - October; camping fee May 1 - Labour Day; reservations available
- 1-800-689-9025 - Reservation Line

Facilities:

109 vehicle/tent campsites

Large picnic/day-use area with shelter

Sani-Station

Boat Ramp

Security Patrol

Water

Wheelchair Accessible

Pit Toilets

Firewood

Playground

Walking Trails

Horseshoe Pit

Beach

Interpretation Kiosk

Activities:

Camping
Picnicking
Swimming

Fishing
Boating
Hiking

Gwillim Lake Provincial Park

- 50 km south of Chetwynd; take Highway 29 south off Highway 97
- Open May - October; camping fee May 1 - Labour Day
- 1-800-689-9025 - Reservation Line

Facilities:

49 Vehicle/Tent Campsites
Boat Ramp
Water
Pit Toilets

Firewood
Picnic/Day-Use Area
Wheelchair Accessible

Activities:

Camping
Picnicking
Swimming
Wildlife Viewing

Fishing
Boating
Hiking



Gwillim Lake

East Pine Provincial Park

- 30 km east of Chetwynd on Highway 97
- Open May - October

Facilities:

Boat Ramp
Pit Toilets

Activities:

Fishing

River Boating

For more information call BC Parks Office in Fort St. John: (250) 787-3407

Other Parks

Pine Valley Exhibition Park (250-788-9753)

- Pine Valley Exhibition Park offers horse stall rental, gymkhana grounds, an indoor arena, outdoor corrals and round pens, activities, events and more. PVEP is the home of indoor and outdoor rodeos and gymkhanas.

Rotary Park

- Built by the Rotary Club and local sports clubs, Rotary Park contains soccer fields and a speed skating oval. Rotary Park is home to speed skating events in winter and soccer tournaments in summer.

Spencer Truck Regional Park

- Located on the North side of Moberly Lake
- Boat launch
- Day use for picnics

Camping Facilities

Camp Emile	(250) 788-2445
Carbon Lake Lodge	(250) 788-3955
Carbon Creek RV Park	(250) 788-2522
Fort Sasquatch	(250) 788-9671
Moberly Lake Marina	(250) 788-2050
Westwind RV Park	(250) 788-2199
Wildmare RV and Campground	(250) 788-2747
Windrem RV	(250) 788-9808

Cascade Realty (1991) Ltd.

View our listings at
www.mls.ca

788-9225 24 Hours



Gerald Vipond
788-9262



Marianne Elshof
788-9262



Helen Duggan
788-3867



Norma Tower
788-4884



Amber Vipond
401-1240

RESIDENTIAL



Easy on the eyes, easy on the budget. Great small 2 bedroom home. Single car garage. Includes 4 appliances. Good starter home or investment. Norma \$85,000 #3768
5112 46 AVENUE



Large modular home with 2 car attached garage. 2 1/2 baths, 3 Bdrms up and 1 down. Norma \$145,000 #4446
4306-52 AVENUE



Great view of the valley out your living room window. Updated 3 bdrm mobile home located west of town on Westgate Rd.. Look at this own. Norma \$79,900 #3882
5600 WESTGATE ROAD

MOBERLY LAKE



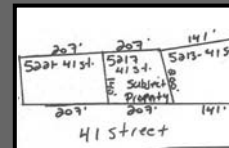
Great acreage within walking distance of Moberly Lake. 1300 sq ft basement home with deck and single car garage. 3 bedrooms up and 1 down. Large country kitchen with plenty of cupboard space. Includes 24x30 shop with a 12 ft ceiling. This is a great buy in our current market. Call Norma today. \$145,000 #4520
7192 PIONEER ROAD



3 Bedroom mobile located on over 2 acres along the pine river in hasler flats. Good well with new pressure tank recently. Norma \$96,000 #4542
6924 Middlemiss Sub Hasler Flats



946 acres in Lone Prairie. Property is fenced for cattle and a grazing lease is also available. Lots of wild game in the area if hunting is for you. Call Gerald/Marianne for more info. \$250,000 #4410 LONE PRAIRIE



Rodeo Sub. - build your dream home in one of our nicest areas. Located on 3/4 of an acre. Helen \$51,000 #3872
5217-41 STREET



Largest commercial property available in Chetwynd. This 6 to 7 Acre parcel is excellent for a large commercial operation. Gerald/Marianne \$295,000 #4217
50TH STREET



Cheaper than rent! 1005 sq ft 2 bedroom home. Large living room & eat-in Kitchen. Large lot. Detached Garage. Marianne/Gerald \$54,500 #4444
4608-50 AVENUE



Large 1200 sq. ft. mobile home with 2 additions and a huge covered deck. Includes 4 appliances. 3 bedrooms. Norma \$66,900 #3680
5268-45 STREET



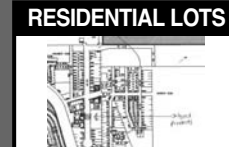
3 Bedroom full basement home in Wabi Crescent. Fridge and stove included. Make an offer. Call Helen to view. \$55,000 #2186
4724 Wabi Crescent



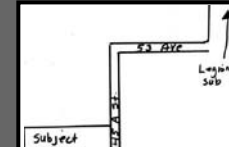
View of Moberly Lake. This 4.52 acre lot has access on 3 sides, including hwy frontage. Would make a beautiful building lot. Call Marianne or Gerald for more info. \$12,900 #4214
MOBERLY HEIGHTS



SOLD!
Bldg on 1/2 acre sq. ft. non basement on Clark Rd. Includes 2 sheds & greenhouse. Property is priced to sell. Marianne/Gerald \$74,900 #4379
2726 CLARK ROAD



Only one left. One of the only lots remaining in Chetwynd that you can put a mobile on. If you need land to set up a mobile call today for Gerald/Marianne. \$12,900
MLS #4251 5209-43 STREET



1.98 Acres within the town boundary. Nice lot for country home with lots of room for kids to play. Gerald/Marianne. \$25,000 #2981
5321 - 5323- 45A STREET



Prime commercial property located on 5 lots in the downtown area. 7000 Sq Ft building on two of the lots. Norma \$295,000 #4545
4809-4825-53 Street



Let us peek your interest!!! Great 3 bedroom home over looking the town of Chetwynd. New laminate flooring in living room, dining room and hallway. Large deck of dining room with natural gas hook-up for the BBQ. Single attached garage. Admired by many but can be owned by you. Call Norma Today. \$145,000 #4528
5112-45 AVENUE



Comfy & cozy 2 bedroom mobile. Extensive renovations done. Includes 4 appliances. 4 ceiling fans, shed, 2 tier deck. Priced to sell. Marianne/Gerald \$40,000 #3283
5254 - 45 STREET



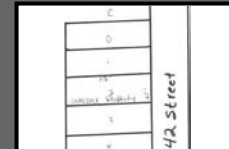
16 unit apartment building offered at \$619,000. This is one of the best apartments in Chetwynd. The Owners have kept the property in excellent condition and the end result has been no vacancy even in difficult times. This property will sell fast, so call Gerald or Marianne today. #4562.
4609-50 AVENUE



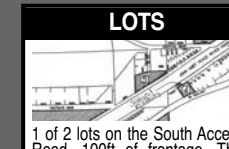
Mobile and addition - 1500 sq ft with 3 bdrms & 2 baths. Shop - 22X33. In excellent condition. 12' doors concrete pad. Fenced. 5.13 Acres Helen \$220,000 #4595
3590 BEDELL DRIVE



Your Attention Please! 3+1 BDRM home situated out west on over 2 acres. 2.5 baths, huge family room downstairs. Norma \$297,000 #4553
6708 CURRIER ROAD



Excellent building site in Rodeo Sub.. Only minutes from Little Prairie School. Large 67 x 176 lot. Helen \$25,000 #1459
5215-42 STREET



1 of 2 lots on the South Access Road. 100ft of frontage. This commercial property combined with a lot would make an excellent mini storage site, or re-zone and construct a home. Call Gerald or Marianne today. \$6000 #4223
5445 South Access Road



7 bay truck shop - 14' doors in the industrial sub plus 2000 sq ft. rental storage. Each bay has a floor drain & water. Concrete slab foundation. 1.57 acres. Helen \$335,000 MLS #4203
4325-46 STREET



Better than new 3+2 bedroom home located in Centurion Cres. Many renovations from flooring to furnace in the last several years. A must see for the discriminating buyer! \$189,000 Norma #4610
4748 CENTURION CRESCENT



Unique home! 1/1 1/2 storey full basement home. 2 bdrms - 2 baths + loft. Call today to view. Norma \$135,000 #4330.
5243-42 Street



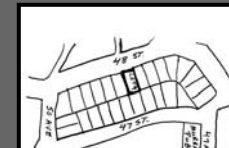
Great Revenue Property
This 4 plex consists of 2 two bedroom @ 2 one bedroom suites, three of the suites are furnished. It is presently grossing \$2750 per month. New roofing in 2004. This property is priced to sell quick. Call Gerald or Marianne \$189,000 #4565.
4617-50 AVENUE



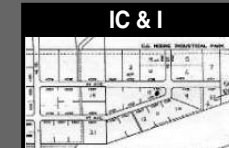
SOLD!
Home on 1/2 acre living close to town. Full bsmt 3+2 home on 1/2 acre. Shop 35x25. Marianne/Gerald \$99,000 #3978
6214 CAMPBELL ROAD



Goodbye to city cramps!
1258 SQ FT 3+1 bdrm home, 2 baths on 4.39 beautiful level acres. Full bsmt. \$189,000 Marianne/Gerald #4445
6137 Dokkie Drive



Investment Property!
This parcel of land is 75X150 so a duplex could be built on it. Vendor says it is serviced with water & sewer. Bring us an offer. Call Gerald or Marianne. \$20,000 #4518.
4732-48 STREET



13 Commercial lots available. Size from 1 - 2 acres and priced to sell from \$20,000 - \$28,100. Paved roads and services. Helen #542
4415-44 AVENUE



Great location with good access. This 100x150 commercial lot on the North Access Road is waiting to be developed. The lot next door is 100x150 and is also for sale. This would give 200x150 ft lot which would accommodate a good commercial enterprise. Give Gerald or Marianne a call today. \$43,900 MLS #4222
4604 NORTH ACCESS ROAD



Beauty, warmth and value! 3 bedroom 2 bath home located on over 3.5 acres. Tile flooring in kitchen dining room & entrance. Norma \$155,000 #4602
4309 HWY 29



Great home! Great Location! Completely finished up and down. New flooring throughout. New windows upstairs. Norma \$175,000 #4585
4321-51A AVENUE



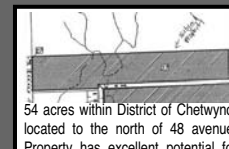
Stop look and listen!! 3+1 bdrm home on a prime lot in the crown sub. Den in the bsmt can be 5th bdrm. 2 baths 1 up & 1 down. Norma \$140,000 #4586
4512-47 AVENUE



Lovely log home on 70 acres with river frontage on Pine River. Kitchen, dining room and living room on main floor. 4 bdrms up & family room & bdrm in bsmt. Helen \$335,000 #1498.
HOUDE ROAD



Words fail to describe this elegant house and acreage. High quality finishing throughout. Huge rooms for entertaining! Walk-out bay in living room. Meal preparation is a breeze in this ultra modern kitchen. Shop is heated and wired with concrete flooring, here it is! Just what you've been looking for! Call Norma today to view. \$335,000 #4521
6006 KURJATA ROAD



54 acres within District of Chetwynd, located to the north of 48 avenue. Property has excellent potential for several lots off the end of 47 avenue in the Crown Sub plus several large lots to the north of 48 avenue. Call Gerald/Marianne today. \$125,000
MLS #4254
48 AVENUE



Pioneer Place - low maintenance retail/office building. Located in prime downtown core of Chetwynd. \$925,000 Helen #1502
4717-51 STREET



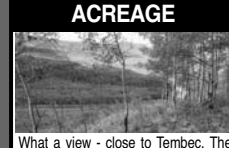
Great location with good access. This 100x150 commercial lot on the North Access Road is waiting to be developed. The lot next door is 100x150 and is also for sale. This would give 200x150 ft lot which would accommodate a good commercial enterprises. Give Gerald or Marianne a call today. \$43,900 MLS #4221
4608 NORTH ACCESS ROAD



The place to start is here! 3 bedroom home with green space at the rear. Fully fenced backyard. Norma \$140,000 #4331
4921-45 Street



Take a closer look. Attractive 3+1 bdrm full basement home on large lot. Bsmt is bright and well decorated. Carport. Helen \$165,000 #4526
5108-45 Ave



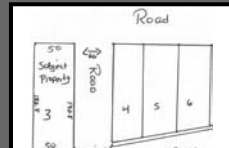
What a view - close to Tembec. The 105 acres are fenced & cross fenced. 425' well - good water. 30X40 shop. 45 acres in hay. Options are 1200 sqft log home pkg & machinery. Helen \$199,000 #4580
HART HWY



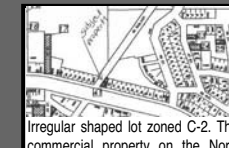
Wabi Estates - 10.55 Acres with 3 bedroom mobile and addition. Privacy galore and ideal for your dream home in the future. The price is right. \$49,000 #4603
3508 BEDELL ROAD



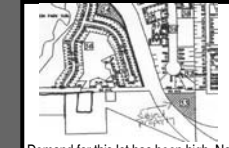
Unique 5 acres with Bowlder Creek running through it. Recently constructed garage. Get in tune with nature! Norma \$85,000 #4467
9212 HIGHWAY 97 SOUTH



Riverfront 50 x 180 lot in Hasler Flats, approximately 15 miles west of Chetwynd. Has an old cabin on it. Marianne \$8,600 #3993
HASLER FLATS



Irregular shaped lot zoned C-2. This commercial property on the North Access Road has 90 feet frontage and is approximately 150 feet deep priced to sell to the right developer. Call Gerald or Marianne today. \$6500 #4252
4852 North Access Road



Demand for this lot has been high. Now that it's available for sale don't hesitate as it will sell fast. This 2.93 acres would be excellent for a car wash, or many other commercial projects. Call Gerald/Marianne today. \$54,600 MLS #4248
53 AVENUE



Try this on for size. 3 bdrm condo with full basement. Owning this condo is cheaper than renting it. For less than \$500/month you can have all your costs covered, ask me how. Helen \$39,000 #3907
124-5100-53 STREET



Commercial building located on Hospital Road - This building would make an ideal office building with its many rooms, plus bsmt for storage. Helen/Norma \$259,900 #4513
Provincial Rental Housing Corp



Looking for an acreage? Take your pick - Build your dream home in this attractive subdivision - only 5 miles from town. School bus route. From 4.89 acres to 5 acres. Lot 15 is \$10,000 and lots 2-10, \$19,000. Call Helen for details. #4191
Bedell Subdivision



1982 mobile located in Aspen. 4 bedrooms. Spacious living room and kitchen dining area. Very affordable. Norma \$35,000 #4143
43 ASPEN MHP



SOLD!
Large land. 3 sides fenced with treated posts & 4 wire (5 yrs old). 4th side is brush fence. Approx. 80 acres under cultivation. Marianne/Gerald \$279,000 #4386
MELNYCHUK ROAD



Vendors will sell lots separately (\$20,000 each) or as a package. All 3 lots together would provide good land base for townhouse development. Gerald/Marianne \$105,000 #3760
5120-5124-5128-53 STREET



Excellent development property. This commercial property is located on 50th Street just south of 7-11. Call Gerald/Marianne \$70,000 #4216
50TH STREET



Super investment property. This 80x116 metal clad bldg is the only in the Peace River area that is set up for tree storage. 2 refrigerator bays, each 3280 sq ft. #4168 \$479,000
Gerald/Marianne 4503-45 Street

- ✓ Quality
- ✓ Selection
- ✓ Affordable
- ✓ Desirable



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Trust.*



788-8117

Chetwynd Today



Population: 3000

Serving Area: 7000

Elevation: 2019 Feet

Primary Industries:

Forestry, oil & gas, mining, CN Rail, ranching & tourism

In 1962 Chetwynd became incorporated as a Village.



Contact Details:

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