

**1911 Union Ave,
Rossland BC
\$854,000**



REAL ESTATE 



DETAILS

A fully renovated Rossland home with a self-contained lower suite, a generous in-town lot, and the storage to live the Rossland lifestyle without compromise.

The upper residence offers 3 bd and 2 ba across two levels. The main floor has a living room, kitchen and dining area, two bedrooms, a full bathroom, and laundry. Upstairs, the primary suite occupies its own level with a full ensuite and room for a sitting area, home office, or flex space. Radiant heat and a wood stove carry the home through winter, with a deck off the living area looking out to the mountains.

The lower level is a fully self-contained 2-bd 1-ba suite with its own walkout entrance and laundry. The layout works well for a family wanting room for adult kids or aging parents, a household hosting long-stay guests, or owners looking for rental income while living above.

The lot is 9,000 sq ft across three titles, with established garden and outdoor seating areas. Three structures handle parking and gear: an attached garage, a detached carport with storage, and a detached garage/workshop — room for vehicles, skis, bikes, tools, and everything that comes with Rossland life.

Walking distance to downtown, schools, and the trail network. Minutes to Red Mountain Resort and the Rossland golf course; Trail is an easy commute for those working in the area. Rossland is a year-round mountain town known for skiing, biking, hiking, and a strong outdoor community — the kind of place people move to for the lifestyle and stay for the community.

MLS: 10390025 **Lot Size:** 9,000 sq ft (three titles, 90 × 100) **Services:** Municipal water, public sewer, radiant heat + wood stove, natural gas & Hydro.



EXPENSES



Property Taxes:

2025
\$6,457



Insurance (HUB):

Current
\$3,114



Water:

Municipal



Internet:

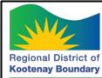
Rogers/Telus



Hydro (FortisBC)
Natural Gas (FortisBC)

**Buyers must do their own due diligence of services/utilities availability, and the connection/installation costs involved.*

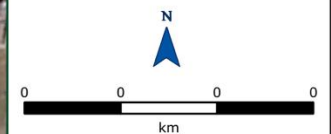
RDKB MAP



RDKB GIS Map



- Legend
- Property Search _Query result
 - PMBC Parcels
 - Parcels
 - Admin Boundaries



Scale: 1:564

Date Printed: 2026-06-03

Note: This map is for general information only. The RDKB does not guarantee its accuracy or correctness. All information should be verified.

SUMMARY

Summary Sheet

1911 UNION AV Rossland BC



PID	015-068-170 & 015-068-200 & 015-068-218
Registered Owner	DA*, R*
Legal Description	LOT 22 BLOCK 35 DISTRICT LOT 535 KOOTENAY DISTRICT PLAN 579A & LOT 23 BLOCK 35 DISTRICT LOT 535 KOOTENAY DISTRICT PLAN 579A & LOT 24 BLOCK 35 DISTRICT LOT 535 KOOTENAY DISTRICT PLAN 579A
Plan	NEP579A
Zoning	R-1 - Single Detached Residential
Community Plan(s)	OCP: Residential , not in ALR

Year Built	1901	Structure	SINGLE FAMILY DWELLING
Lot Size	8993.29 ft ²	Floor Area	1782 Ft ²
Bathrooms	1	Bedrooms	3
Max Elev.	991.14 m	Min Elev.	985.71 m
Walk Score	57 / Somewhat Walkable	Transit Score	-
Tax Year	2025	Annual Taxes	\$6,457.24

ASSESSMENT

	2025	%	2026
Building	\$568,000	↑ 13.03	\$642,000
Land	\$214,000	↓ -5.61	\$202,000
Total	\$782,000	↑ 7.93	\$844,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$844,000	↑ 368.89
Sales History	19/03/2007	\$180,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10390025	Preactive 12/06/2026		\$854,000 /	Fair Realty (Kaslo)

DEVELOPMENT APPLICATIONS

-

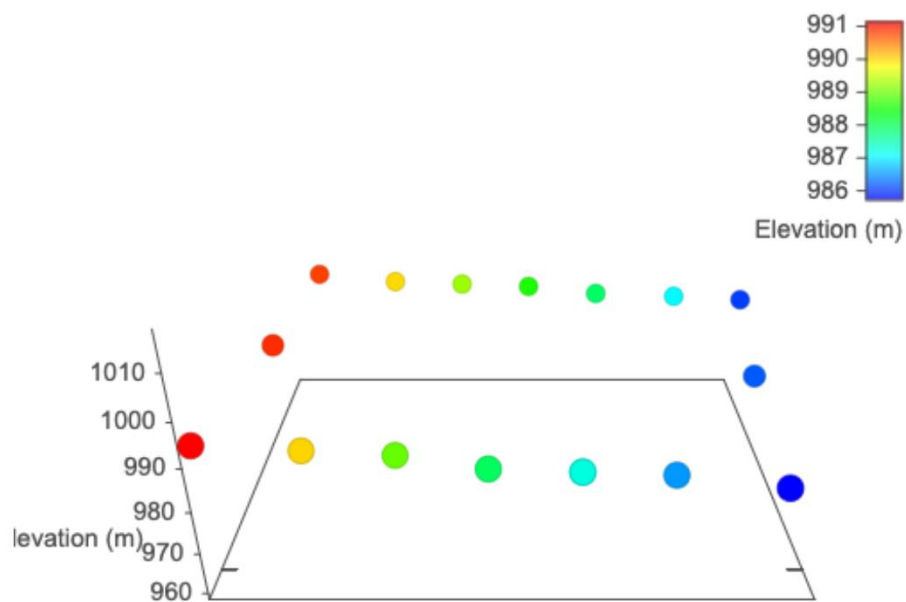
The enclosed information, while deemed to be correct, is not guaranteed.

ELEVATION

Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.

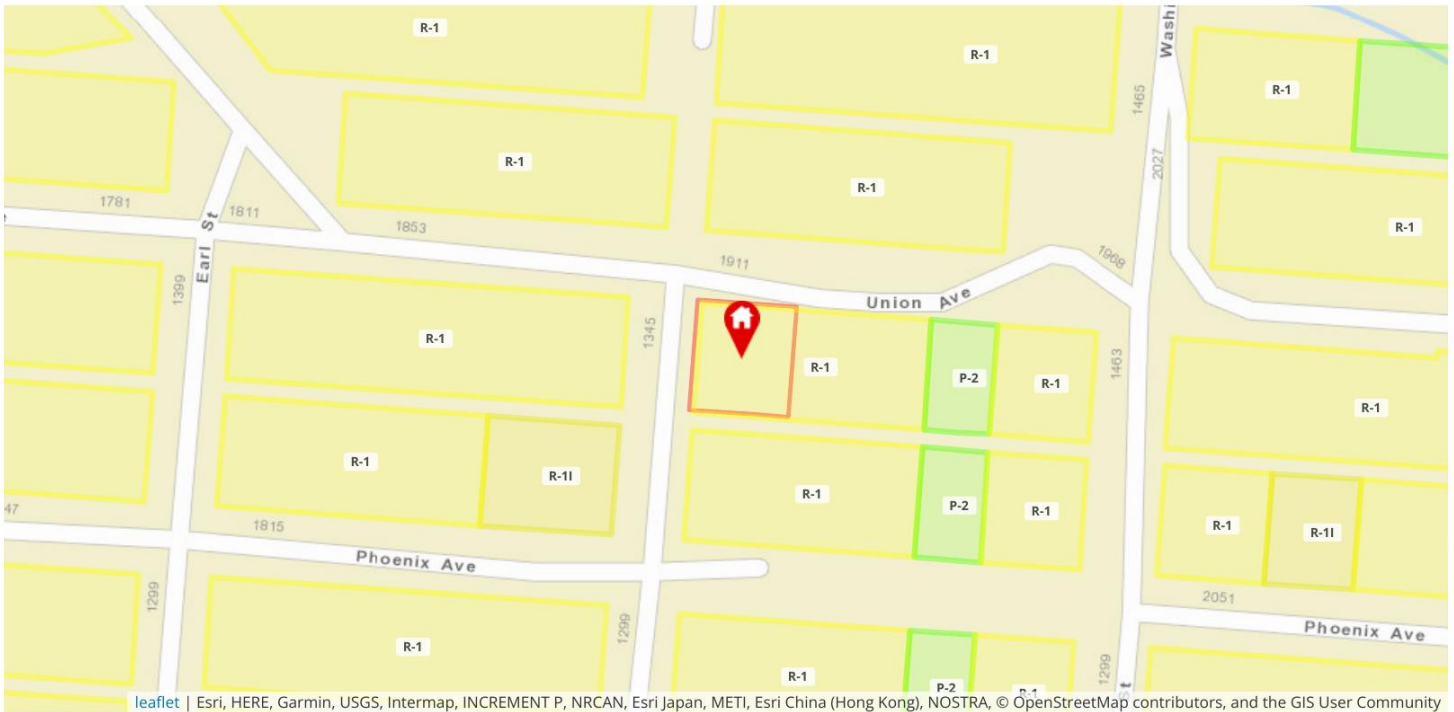


Max Elevation: 991.14 m | Min Elevation: 985.71 m | Difference: 5.43 m

ZONING

Land Use

Zoning



Subject Property Designations:

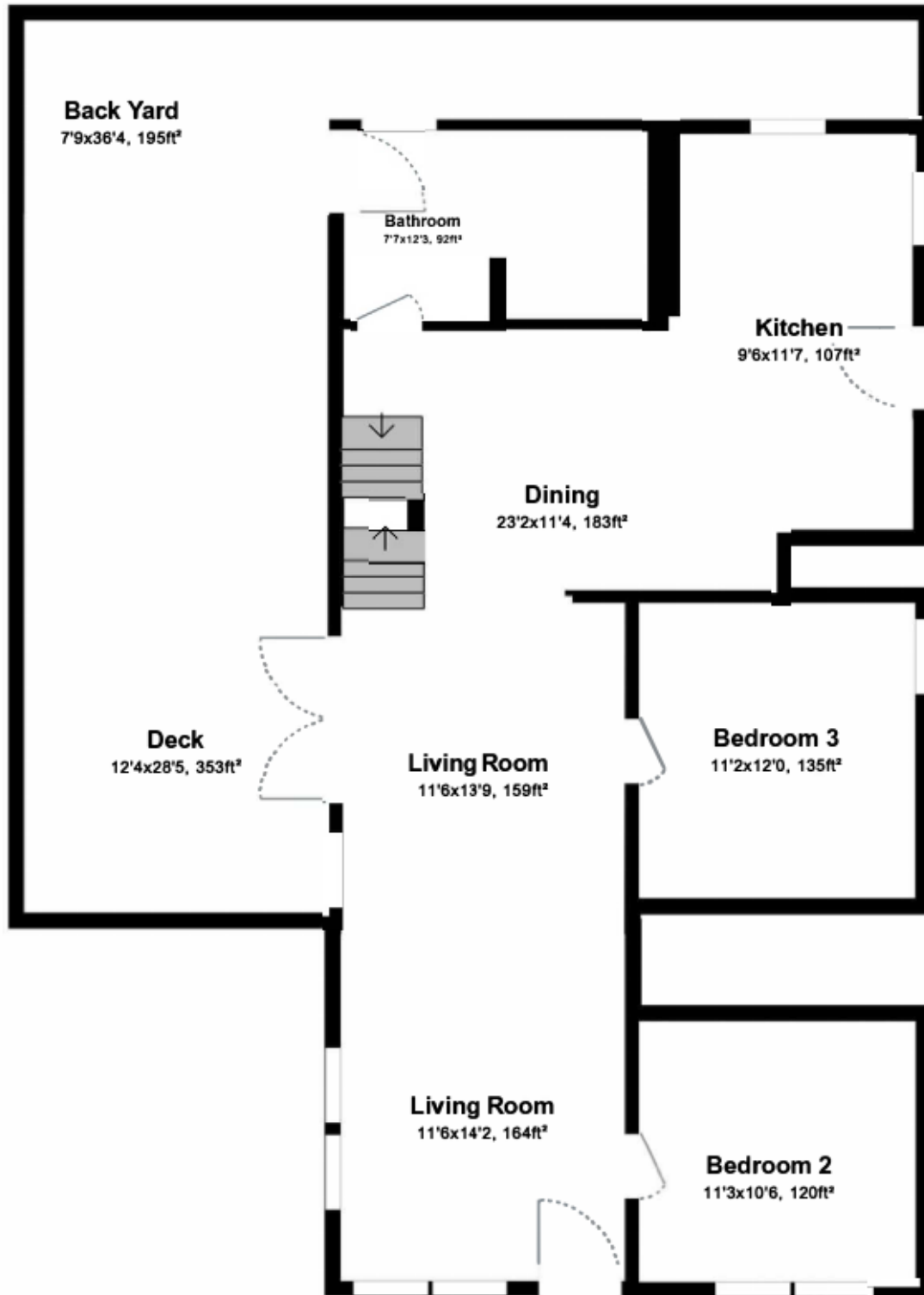
Code: [R-1](#)

Description: Single Detached Residential

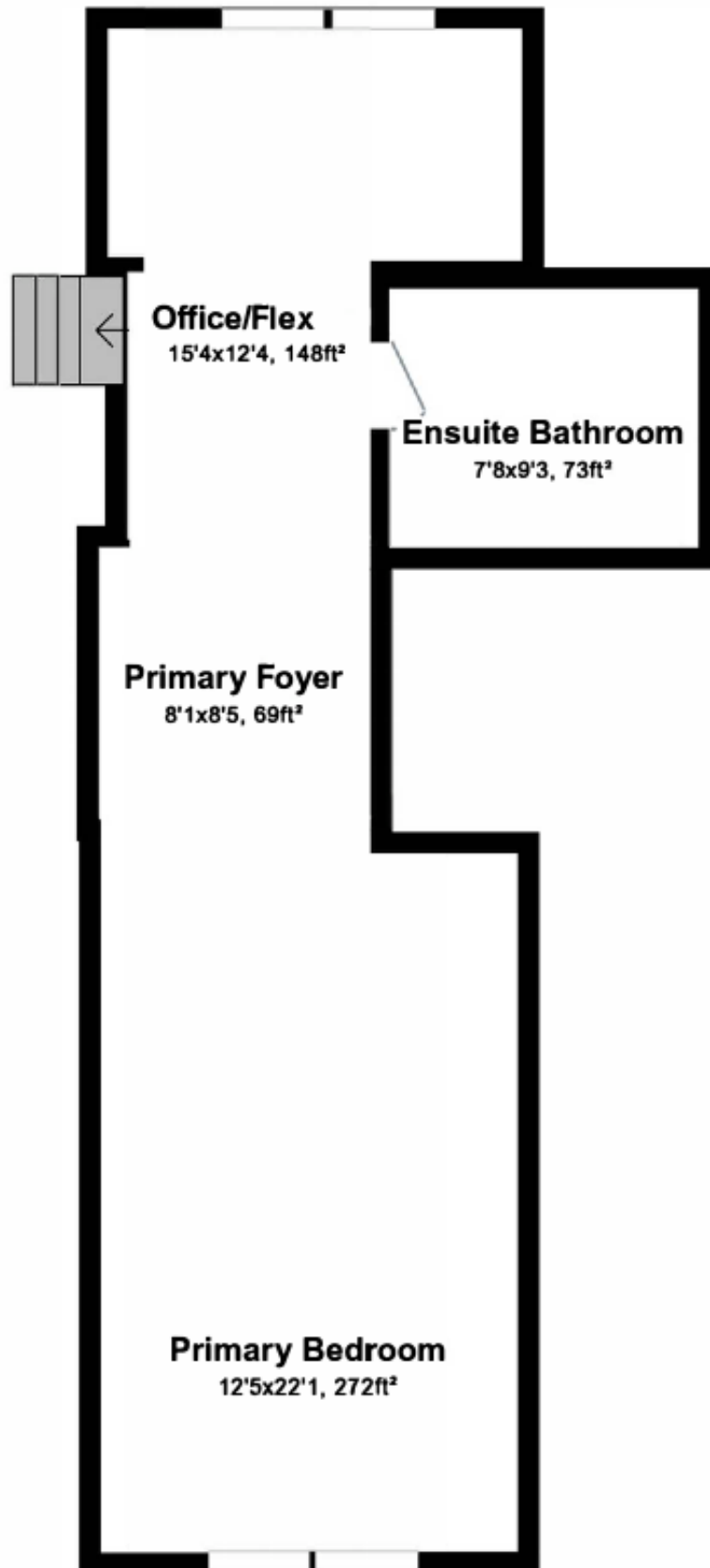
Layer Legend:

	Code	Description
■	R-1	Single Detached Residential
■	R-1I	Detached Infill Residential
■	P-2	Parks and Open Space

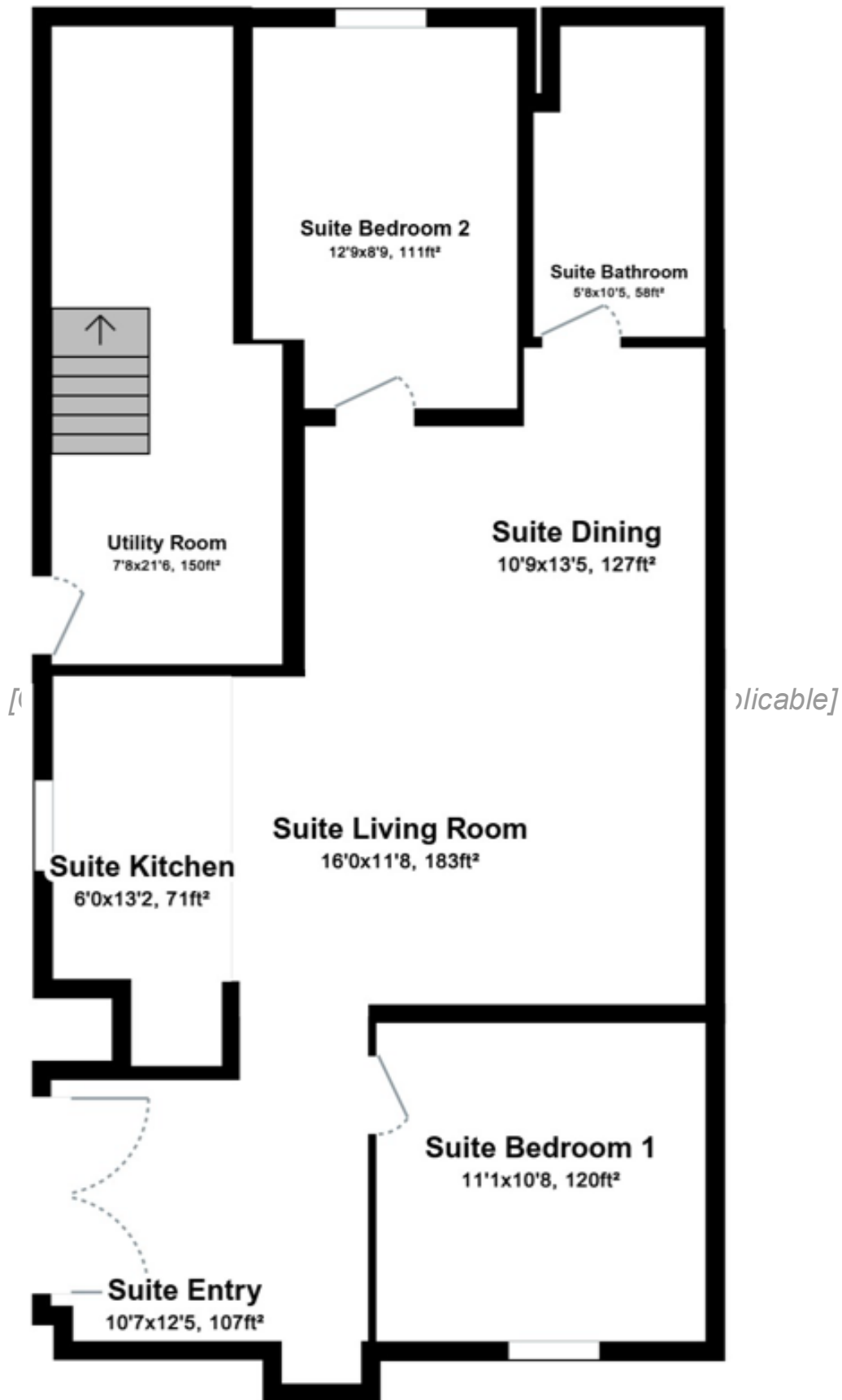
FLOOR PLANS Main



FLOOR PLANS Secon



FLOOR PLANS Suite



PICTURES



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	Rossland Summit School (K–9), Rossland	0.1	1 min
	J. Lloyd Crowe Secondary School (10–12), Trail	9.5	13–18 min
Shopping	Downtown Rossland (Columbia Avenue)	0.5	2 min
	Waneta Plaza, Trail	15.2	20–25 min
	Walmart Supercentre, Trail	16.5	22–28 min
Ski Resort	RED Mountain Resort, Rossland	3.2	7 min
Airport	Trail Regional Airport	17.9	20–25 min
	West Kootenay Regional Airport, Castlegar	34.0	30–40 min
Major Cities	Trail, BC	11	13–18 min
	Castlegar, BC	36	30–40 min
	Nelson, BC	75	1 hr 15 – 1 hr 30
	Spokane, WA	150 mi	3–3.5 hr
	Kelowna, BC	320	3.5–4 hr
	Calgary, AB	650	8–8.5 hr
	Vancouver, BC	650	7.5–8 hr
Hospital / Medical Centre	Kootenay Boundary Regional Hospital, Trail	9.6	13–18 min
	Kootenay Lake Hospital, Nelson	74.2	1 hr 15 – 1 hr 30
Dentist	Rossland Smiles Dental Hygiene, Rossland	0.4	1 min
	Kootenay Dental Clinic, Trail	9.3	13–18 min
Postal Services	Canada Post, Rossland	0.5	1 min
Library	Rossland Public Library	0.5	1 min

Lower Columbia / Monashee Mountains

Rossland sits high in the Monashee Mountains at over 1,000 metres elevation, in the crater of an extinct volcano on the southern edge of British Columbia's Lower Columbia region. Founded as a gold-mining boom town in the 1890s, the city retains its heritage character with brick storefronts on Columbia Avenue, the Rossland Museum and many restored Victorian homes. The community is widely known for skiing at RED Mountain Resort and an extensive mountain bike trail network. Distances: Trail approx. 13–18 min; Castlegar approx. 30–40 min; Nelson approx. 1 hr 15 – 1 hr 30. Travel times can vary seasonally, particularly in winter on Highway 3B.

Rossland

Rossland is a small mountain city of approximately 4,000 residents with a strong outdoor recreation identity. The community is built around RED Mountain Resort, a short drive from downtown, with skiable terrain across three peaks. In summer, the Seven Summits Trail and an extensive network of single-track trails draw mountain bikers, while hikers, trail runners and Nordic skiers have access to alpine terrain throughout the year. The town's walkable downtown, breweries, cafés and arts scene attract a mix of young families, retirees and outdoor professionals. Many residents commute to Trail (approx. 13–18 min) for the regional hospital and additional shopping, with Highway 3B as the primary route in and out.

Weather

Avg Yearly Rainfall: 780 mm

Avg Winter Snowfall: 210 cm

Avg High Temp: 23°C

Avg Low Temp: -8°C

COMMUNITY INFORMATION

Recreational Facilities

RED Mountain Resort is the centre of Rossland's recreational identity, with skiable terrain across three peaks (Red, Granite and Grey), 119 named runs, a vertical drop of approximately 900 metres, and tree skiing. The Seven Summits Trail and the Kootenay-Columbia Trails Society network include over 100 km of single-track in the immediate area. Other facilities include the Rossland Arena (ice and curling), the Rossland Aquatic Centre, Centennial Park, the Rossland Skate Park, Black Jack Cross Country Ski Club at the base of RED, and a 9-hole golf course.

Historic and Heritage Sites

Rossland was founded in 1890 after the discovery of gold on Red Mountain, and by 1897 was among the larger cities in BC. The Rossland Museum & Discovery Centre preserves the gold mining history, including the Le Roi mine tour. Heritage buildings line Columbia Avenue, including the Bank of Montreal building, the Miners' Hall and the Flying Steamshovel. Rossland was incorporated as a city in 1897. The town's Victorian-era residential streets are designated heritage areas.

Festivals and Events

Rossland Mountain Film Festival in February draws filmmakers and athletes. Rossland Winter Carnival (dating to 1898) features the Bobsled Race, parade and rail jam. Summer brings the Rossland Mountain Market on Thursdays, the Tour de Rossland mountain bike race, the Seven Summits Trail Run, Golden City Days in September, and the Light Up the Night festival in December. RED Mountain hosts events through ski season including the RED Hot Music Festival.

Geography

Rossland sits at 1,023 m elevation in the crater of an extinct volcano, surrounded by RED Mountain (1,590 m), Granite Mountain (2,070 m) and Mount Roberts (2,084 m). The city is geographically isolated by mountains, with one main road in and out via Highway 3B to Trail. The climate is cooler and snowier than neighbouring Trail due to the elevation, with average winter snowfall over 200 cm. Summers are warm with cool nights. The surrounding alpine terrain provides direct access to wilderness recreation in every direction.

RESOURCES

Helpful links and contacts for new residents:

KootenayBC Real Estate

<https://kootenaybc.com>

City of Rossland

<https://rossland.ca>

Tourism Rossland

<https://tourismrossland.com>

Trail & District Chamber of Commerce (serves Trail, Rossland, Warfield, Montrose, Fruitvale)

<https://www.trailchamber.bc.ca>

Regional District of Kootenay Boundary (RDKB)

<https://rdkb.com>

Building & Permits — City of Rossland

<https://rossland.ca/building/permits/>

Building & Permits — RDKB (rural areas)

<https://rdkb.com/Plan-Build/Building>

Waste Disposal — RDKB Recycling & Solid Waste

<https://rdkb.com/Services/EnvironmentalServices/RecyclingSolidWaste>

Water — City of Rossland utilities

<https://rossland.ca/taxes-and-utilities/utilities/>

Water — Community water systems & advisories (Interior Health)

<https://drinkingwaterforeveryone.ca>

Water — BC Water Licences (FrontCounter BC)

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

Monashee Medical Clinic, Rossland (primary care, Mon–Fri)

<https://monasheeclinic.ca>

Regional Hospital — Kootenay Boundary Regional Hospital, Trail (24/7 ER)

<https://www.interiorhealth.ca/locations/kootenay-boundary-regional-hospital>

Internet — Telus

<https://www.telus.com>

Internet — Rogers (formerly Shaw)

<https://www.rogers.com>

Internet — Starlink / Xplornet (rural alternatives — availability varies by property)

<https://www.starlink.com>

Canada Post

<https://www.canadapost.ca>

Rossland Public Library

<https://rossland.bc.libraries.coop>