

**661 C Avenue,
Kaslo BC
\$719,000**



REAL ESTATE FAIR REALTY



Kootenay BC Real Estate — Kaslo branch office of Fair Realty
311 4th Street, Kaslo, BC • KootenayBC.com

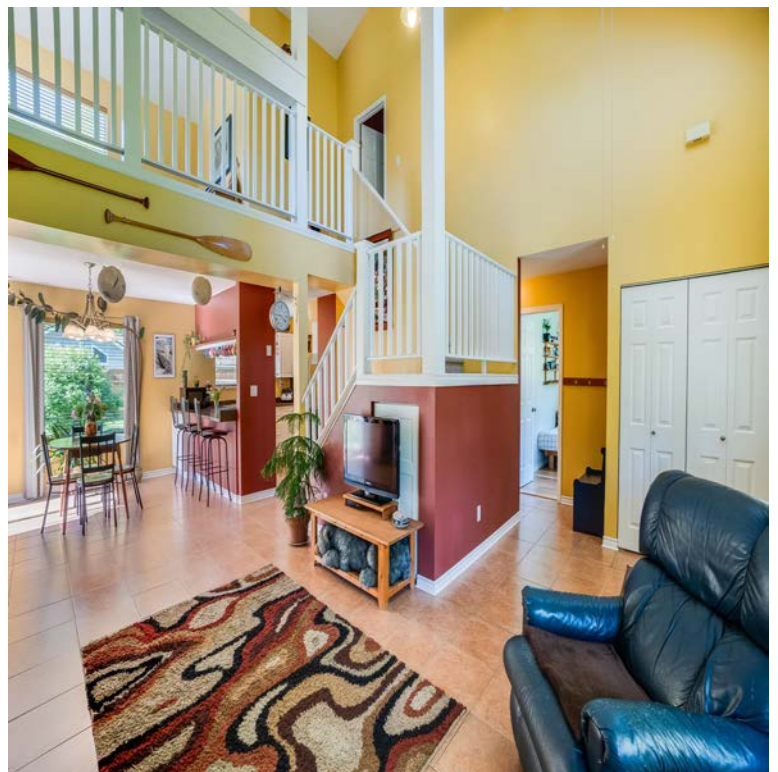
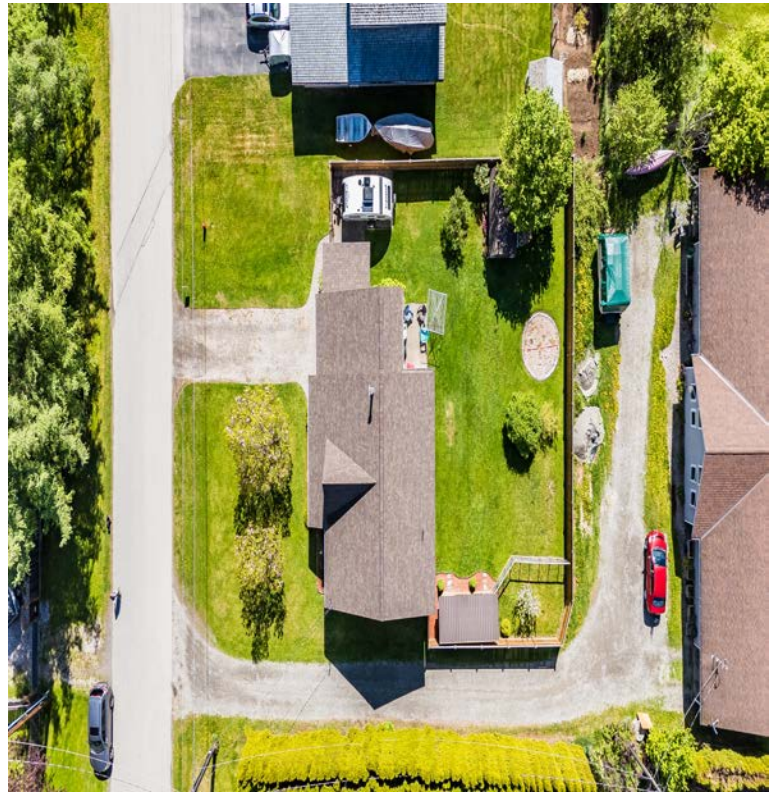
DETAILS

Room to grow, work, create, and host—this versatile Kaslo home offers a flexible layout that can adapt as your needs change. Located in one of the town's most desirable neighbourhoods, just steps from JV Humphries School, Kaslo & District Hospital, and the Kaslo River Trail, this well-maintained two-storey home features over 1,900 sq ft of bright, comfortable living space. Four bedrooms, a den, and two full bathrooms, including a private primary suite with a 4-piece ensuite, provide options for family living, home offices, hobby spaces, or welcoming overnight guests. Vaulted ceilings and large windows give the home an airy feel, while hydronic radiant-heated tile flooring and a cozy wood-burning stove add warmth and comfort. The open living and dining areas offer an inviting setting for quiet evenings, everyday family life, and entertaining.

The fully usable backyard extends that flexibility outdoors, with RV parking, a secure pet enclosure, a storage shed, covered wood storage, and plenty of room to garden, relax, or gather. Established blueberry bushes, apple trees, and Saskatoon berry bushes add to its appeal. Carefully maintained over the years, the home features a new roof (2024), hot water tank (2025), and appliances updated between 2019 and 2022. With adaptable spaces inside and out, this property offers lasting practicality in a convenient, walkable location close to everyday amenities.

MLS #10402795 Lot Size: 0.25 Acres

Services: Hydro, Septic, Municipal water, Internet,



EXPENSES



Property Taxes:

2026
\$4790.74



Insurance (BCAA):

2026
\$1267 / year



Water (Municipal):

2026
\$375.30/ year



Internet + Optic TV package (TELUS):

2026
\$130 / month



Hydro (FortisBC):

2026
\$260 avg / month

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

TITLE

TITLE SEARCH PRINT

File Reference: 661 C Ave

Declared Value \$ 342500

2026-02-16, 09:58:58

Requestor: Emily Early

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District
Land Title Office

NELSON
NELSON

Title Number
From Title Number

LB378424
LA89143

Application Received

2010-04-09

Application Entered

2010-04-15

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area
Kaslo, Village of

Description of Land

Parcel Identifier:
Legal Description:

023-832-428

PARCEL X (KL84747) BLOCK 14 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393B

Legal Notations

NONE

Charges, Liens and Interests

Nature:
Registration Number:
Registration Date and Time:
Remarks:

EASEMENT
KM161817
1998-04-07 12:34
APPURTENANT TO LOTS 44, 45, 46 AND 47 BLOCK 14
PLAN 393B

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

STATUTORY RIGHT OF WAY
KM53051
1998-06-04 11:42
WEST KOOTENAY POWER LTD.

RDCK MAP

2/24/26, 5:02 PM

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RDCK Property Report

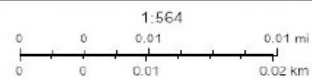
Area of Interest (AOI) Information

Area : 0.25 acres

Feb 24 2026 17:02:08 Pacific Standard Time



-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points



1/2"=1'

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1/2

RDCK REPORT

2/24/26, 5:02 PM

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Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00291.190	023-832-428	661 C AVE, KASLO	Single Family Dwelling	NEP393B
#	LTO Number	Lot	Block	District Lot	Land District
1	LB378424	-	14	208	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(acres)	
1	PARCEL X BLOCK 14 PLAN NEP393B DISTRICT LOT 208 KOOTENAY LAND DISTRICT (KL84747)	10977	SQUARE FEET	0.25	

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	661 C AVE	-	661	C	AVE	Kaslo	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.25

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.25

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.25

Zoning

#	ZoningClass	Class Description	Area Name	Bylaw Number	DocumentLinkURL	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	-	0.25

Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	1280	RN	Neighbourhood Residential	Suburban Residential	-	0.25

The mapping information shown are approximate representations and should be used for reference purposes only.

SUMMARY

Summary Sheet

661 C AV Kaslo BC

PID	023-832-428
Legal Description	PARCEL X (KL84747) BLOCK 14 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393B
Plan	NEP393B
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: Neighbourhood Residential , not in ALR



Year Built	1997	Structure	SINGLE FAMILY DWELLING
Lot Size	10954.90 ft²	Floor Area	1897 Ft²
Bathrooms	2	Bedrooms	3
Max Elev.	588.59 m	Min Elev.	587.41 m
Walk Score	47 / Car-Dependent	Transit Score	-
Tax Year	2025	Annual Taxes	\$4,519.22

ASSESSMENT

	2025	%	2026
Building	\$578,000	↓ -3.46	\$558,000
Land	\$124,000	↑ 5.65	\$131,000
Total	\$702,000	↓ -1.85	\$689,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$689,000	↑ 101.17
Sales History	09/04/2010	\$342,500	↑ 49
	30/06/2006	\$230,000	↑ 45
	30/06/2005	\$159,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2190191KO	Sold 07/04/2010	2	\$359,900 / \$342,500	Coldwell Banker Rosling Real Estate (Kaslo)
2181610KO	Expired 30/11/2009	243	\$359,900 / \$0	Nelson Realty
2110145KO	Sold 01/07/2005	52	\$159,000 / \$159,000	Coldwell Banker Rosling Real Estate (Kaslo)

DEVELOPMENT APPLICATIONS

-

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend



Hydrant



Stand Pipe



Other



MUNICIPAL OWNED

RDCK OWNED

Address Points

Streams and Shorelines

Lakes and Rivers

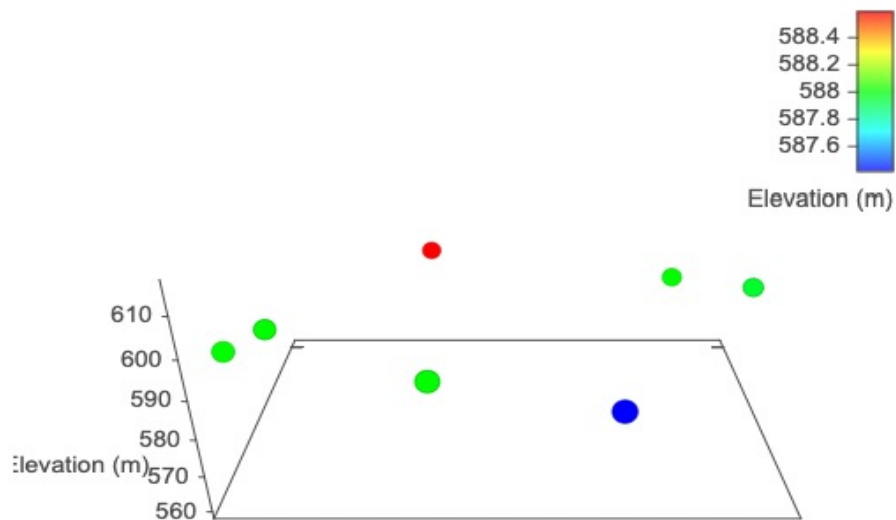
Cadastre - Property Lines

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 588.59 m | Min Elevation: 587.41 m | Difference: 1.18 m

ZONING

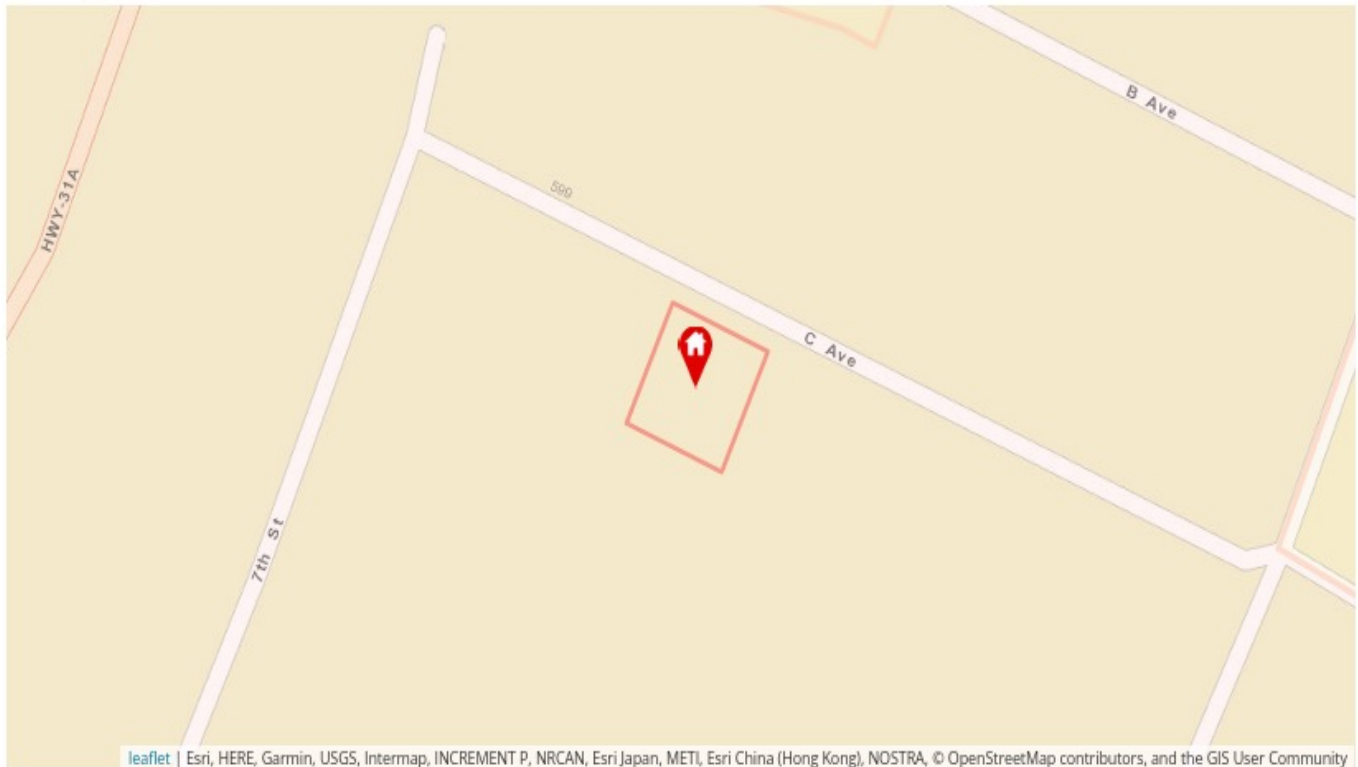
Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R1 Description: Single Family and Two Family Residential Zone

Land Use

Zoning



Subject Property Designations:

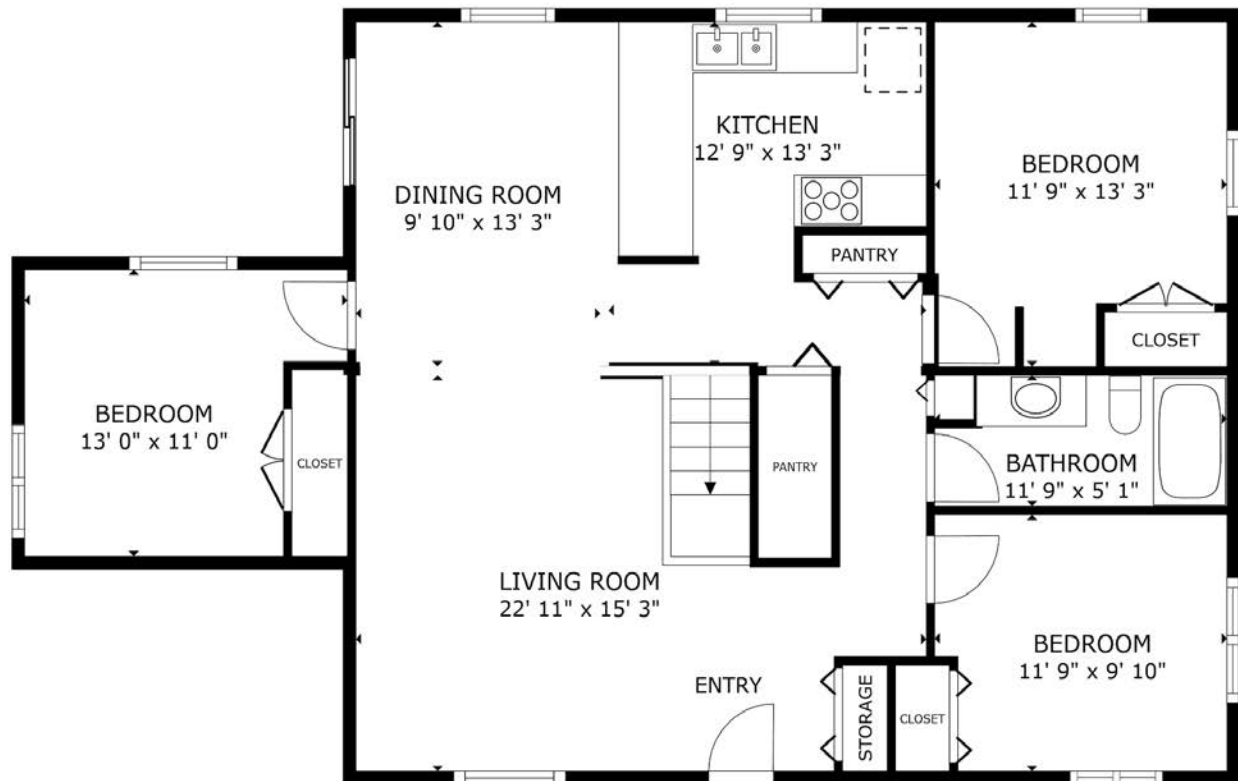
Code: [R1](#)

Description: Single Family and Two Family Residential Zone

Layer Legend:

	Code	Description
■	R1	Single Family and Two Family Residential Zone
■	P2	Civic / Institutional Zone

FLOOR PLAN – MAIN FLOOR



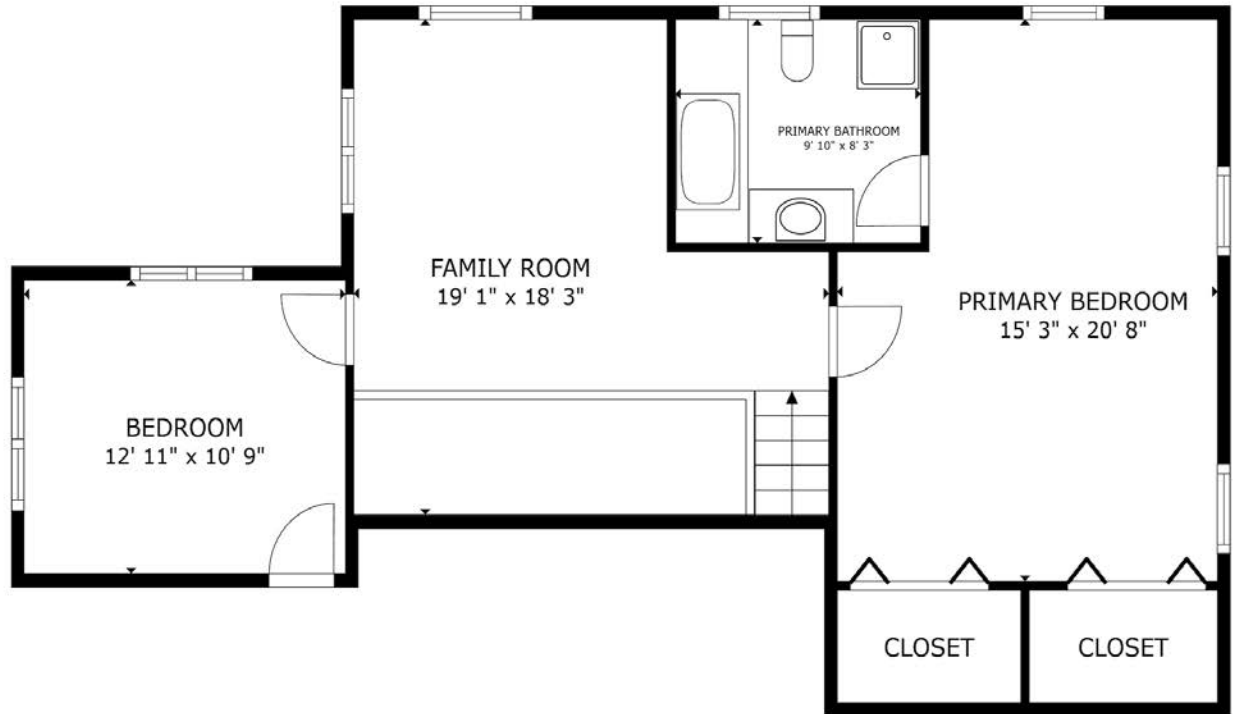
FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 1,153 sq.ft. FLOOR 2 880 sq.ft.
TOTAL : 2,033 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR PLAN – SECOND FLOOR



FLOOR 2

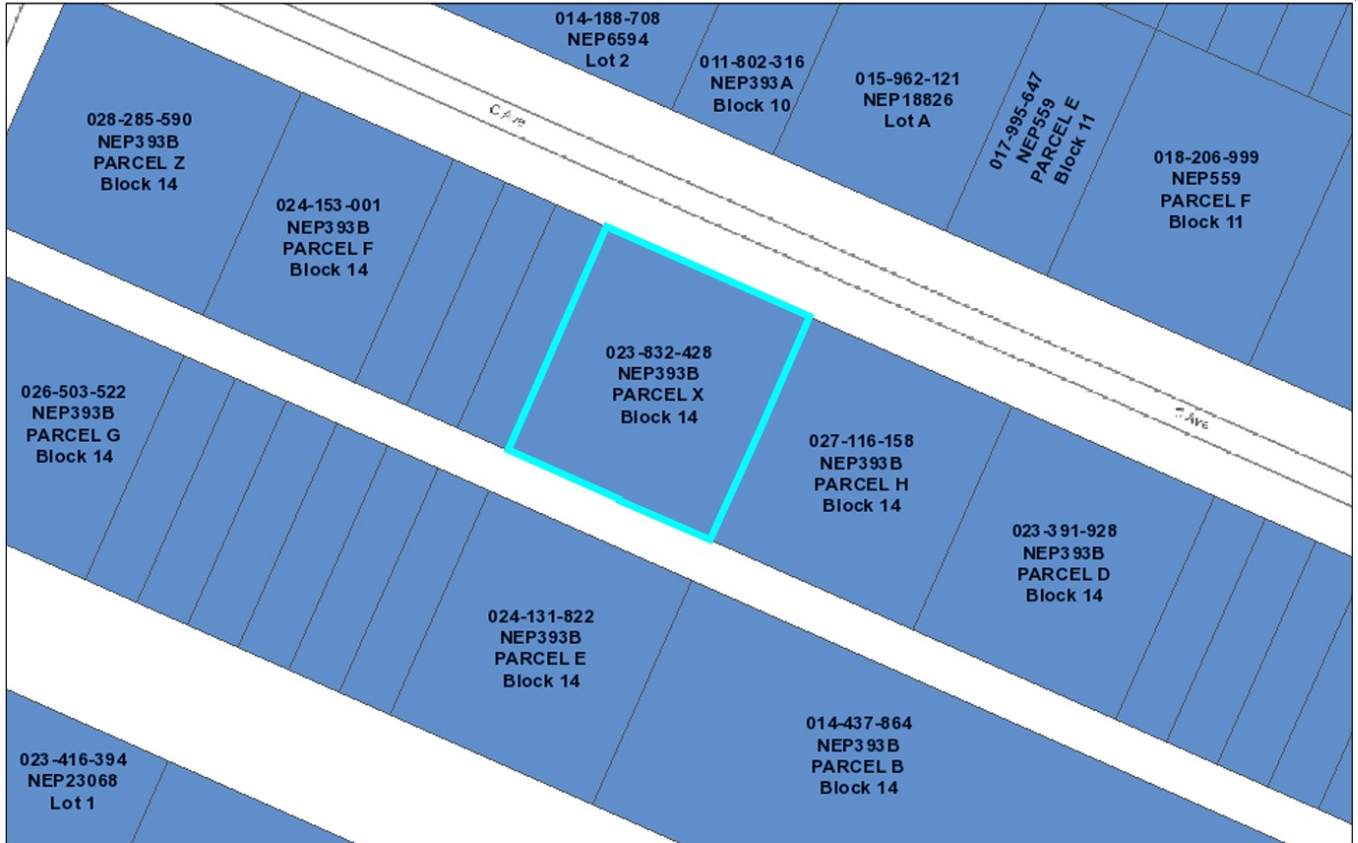


GROSS INTERNAL AREA
FLOOR 1 1,153 sq.ft. FLOOR 2 880 sq.ft.
TOTAL : 2,033 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



LTSA MAP

ParcelMap BC Print Report



February 24, 2026

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest

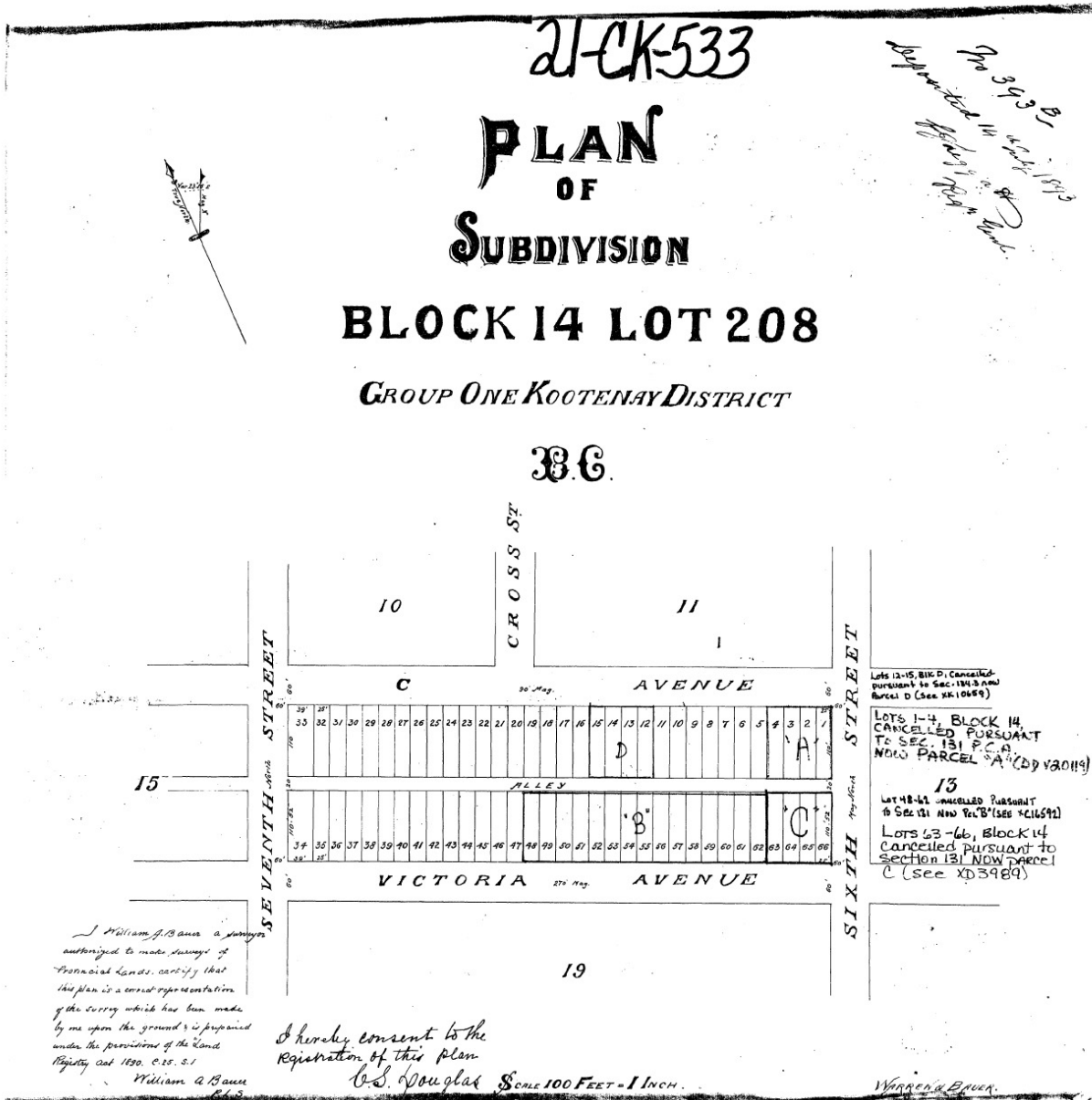
Cadastral data from ParcelMap BC
Copyright 2025 LTSA

SUBDIVISION PLAN

Status: Filed

Plan #: NEP393B App #: N/A Ctrl #:

RCVD: 1998-04-03 RQST: 2026-02-16 09:59:59



FLOOD MAP

Flood and Hazard



Legend

■ Flood Construction Levels - 1990
□ Cadastre - Property Lines

■ Non Standard Flooding Erosion Area
● Address Points

— Streams and Shorelines

■ Lakes and Rivers

SEPTIC PUMP RECEIPT

All Around Septic Services Ltd.
2329 Cunningham Rd.
Slocan Park, BC V0G 2E0

Phone: 250-359-8282

Invoice To:

661 C Ave
Kalso, BC



Date	1/29/2026
Invoice #	13233

Please send e-transfer to:
allsepticvac@gmail.com

Invoice

P.O. No.	Terms
	Due on receipt

Serviced	Item	Description	Quantity	Price Each	Amount
1/29/2026	Zone 5 Regular Disp...	Septic Pump-out - Zone 5 Disposal up to 1000 US Gallons Note: winter rate was waived due to mild conditions.		264.00 820.00	264.00 820.00

Web Site: www.allaroundsepticsservices.com

GST/HST No. 842705550

Thank you for your business. Please note your invoice number with payment.

Credit card payments add a 3.4% convenience fee to total.

PLEASE NOTE INVOICE NUMBER ON PAYMENT.

TERMS: A service charge of 2% per month will be applied on overdue accounts.

Sales Tax Summary

GST@5.0%	54.20
Total Tax	54.20

Total \$1,138.20

Balance Due	\$1,138.20
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PICTURES



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo (K-12)	1.2	4 min
Shopping	Front Street, Kaslo	0.6	2 min
	Baker Street, Nelson	68.7	approx. 1 hr – 1 hr 10
Airport	West Kootenay Regional Airport, Castlegar	110	approx. 1 hr 30 – 1 hr 45
	Trail Regional Airport	147	approx. 2 hr – 2 hr 15
Major Cities	Nelson, BC	68.7	approx. 1 hr – 1 hr 10
	Castlegar, BC	110	approx. 1 hr 30 – 1 hr 45
	Nakusp, BC	98	approx. 1 hr 30 – 1 hr 45
	Cranbrook, BC	227	approx. 3.5–4 hr
	Spokane, WA	307	approx. 4–4.5 hr
	Kelowna, BC	335	approx. 4.5–5 hr
	Calgary, AB	604	approx. 7–7.5 hr
North Kootenay Lake & Lardeau Valley	Vancouver, BC	727	approx. 8.5–9 hr
	Meadow Creek (closest store, gas, post office)	40	approx. 40–50 min
	Argenta	48	approx. 50 min – 1 hr
	Johnsons Landing	60	approx. 1 hr – 1 hr 15
Hospital / Medical Centre	Victorian Community Health Centre, Kaslo (ER 9 am–5 pm Mon–Fri)	1.3	4 min
	North Kootenay Lake Community Services	0.5	2 min
	Kootenay Lake Hospital, Nelson (24/7 ER)	68.3	approx. 1 hr – 1 hr 10
	Kootenay Boundary Regional Hospital, Trail (24/7 ER)	139	approx. 1 hr 55 – 2 hr 15
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	approx. 1 hr – 1 hr 10
	Silverton Dental Clinic, Silverton	51.6	approx. 45–55 min
Postal Services	Canada Post, Kaslo	0.7	2 min
Library	Kaslo Library	0.4	2 min

North Kootenay Lake

Kaslo sits on the west shore of Kootenay Lake at the mouth of the Kaslo River, in the North Kootenay Lake region of southeast British Columbia. The site began as a sawmill operation in 1889 and grew into a town through the silver-mining boom of the early 1890s. Today it is a small heritage village known for its restored Victorian buildings, the SS Moyie sternwheeler National Historic Site, and an active arts community. North of Kaslo, the Lardeau Valley extends to a string of smaller rural communities — Lardeau, Cooper Creek, Meadow Creek, Howser, Poplar Creek, Argenta and Johnson's Landing — where many residents come to Kaslo for shopping, schools, healthcare and weekly services. Distances: Nelson approx. 1 hr – 1 hr 10; Castlegar approx. 1 hr 30 – 1 hr 45; Nakusp approx. 1 hr 30 – 1 hr 45. Travel times along Highway 31 and Highway 31A can vary seasonally, particularly in winter conditions.

Kaslo

Kaslo, with a population of around 1,000, is the largest community on the main body of Kootenay Lake. The village sits in a valley between the Selkirk and Purcell mountain ranges, with a downtown of independent shops and artisans along Front Street and a public lakefront park. Many heritage buildings have been restored, including the SS Moyie — the world's oldest intact passenger sternwheeler — and the 1898 Village Hall, one of the oldest civic buildings still in continuous use in BC. The village's nine-hole golf course, ice arena, public beaches and surrounding provincial parks support year-round outdoor recreation. Kaslo also functions as the service hub for the Lardeau Valley and the north end of Kootenay Lake; the broader region is the access point for hiking, paddling and wildlife viewing on Duncan Lake, the Lardeau River and the Purcell Wilderness Conservancy. Regional services in Nelson are within about an hour's drive.

Weather	
Avg Yearly Rainfall: 698 mm	Avg Winter Snowfall: 188 cm
Avg High Temp: 25°C	Avg Low Temp: -5°C

COMMUNITY INFORMATION

Recreational Facilities

Kaslo offers a 9-hole golf course, an ice arena for public skating, hockey and curling, public beaches at Kaslo Bay Park, tennis courts, a skateboard park and a riding arena. Several provincial parks are within a short drive, including Kokanee Glacier, Goat Range, Davis Creek and Lost Ledge. Kootenay Lake itself is the recreational heart — accessible from Kaslo's marina and beaches for boating, kayaking, paddleboarding, sailing, swimming, fishing and houseboating. The village rents houseboats from Kaslo's Shipyards fleet, and groomed and wilderness hiking trails radiate from town in every direction. Winter brings backcountry skiing, snowmobiling, ice fishing and Nordic skiing on local trails.

Historic and Heritage Sites

Kaslo is home to several historic and heritage sites, including the SS Moyie, the world's oldest intact passenger sternwheeler. Aboard the SS Moyie, visitors learn about Kootenay Lake's steamboat era and the Victorian engineering of the period. The village hall, built in 1898, is one of the oldest civic buildings in continuous use in BC. Heritage homes from the silver mining era line the streets, and the Langham Cultural Centre preserves a former hotel that housed Japanese-Canadian internees during WWII.

Festivals and Events

The Kaslo Jazz Etc. Summer Music Festival is the village's signature event, held annually since 1991 on the August long weekend. Audiences gather at Kaslo Bay Park to enjoy jazz, blues and roots music performed from a floating stage on Kootenay Lake. The IDidaRide is a running and mountain biking event in August offering five distance options. May Days is a long-running Kaslo tradition featuring maypole dancing, loggers' sports and a parade. The Logger Sports competition, the Kaslo Trade Fair and weekly Saturday markets through the summer round out the calendar.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village sits on the floodplain formed by the outflow of the Kaslo River, with residential neighbourhoods on the bench land above. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779 m) rises across Kootenay Lake. The Selkirks behind Kaslo are home to the Goat Range and Kokanee Glacier Provincial Parks, both of which offer full four-season recreation. Elevation in the village is approximately 535 m.

RESOURCES

Helpful links and contacts for new residents:

KootenayBC Real Estate

<https://kootenaybc.com>

Village of Kaslo

<https://www.kaslo.ca>

Kaslo & Area Chamber of Commerce

<https://www.kaslochamber.com>

Visit Kaslo (visitor info)

<https://visitkaslo.com>

Regional District of Central Kootenay (RDCK)

<https://rdck.ca>

Building & Permits — Village of Kaslo

<https://kaslo.ca/p/building-permits>

Building & Permits — RDCK

<https://rdck.ca/EN/main/services/building-inspection.html>

Waste Disposal — Kaslo Transfer Station / RDCK Recycling

<https://rdck.ca/EN/main/services/waste-recycling.html>

Water — Village of Kaslo utilities

<https://www.kaslo.ca>

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>

Victorian Community Health Centre, Kaslo (ER 9 am–5 pm Mon–Fri, 3-bed ER)

<https://www.interiorhealth.ca/locations/victorian-community-health-centre-of-kaslo>

Local Hospital — Kootenay Lake Hospital, Nelson (24/7 ER)

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

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

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

Internet — Kaslo infoNet Society (local fibre/wireless)

<https://kin.bc.ca>

Internet — Telus

<https://www.telus.com>

Internet — Columbia Wireless

<https://columbiawireless.ca>

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

<https://www.starlink.com>

Canada Post

<https://www.canadapost.ca>

Kaslo Public Library

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