

**626 10th Avenue,
New Denver BC**

**Kootenay
BC**



FAIR REALTY

REAL ESTATE  FAIR REALTY



DETAILS

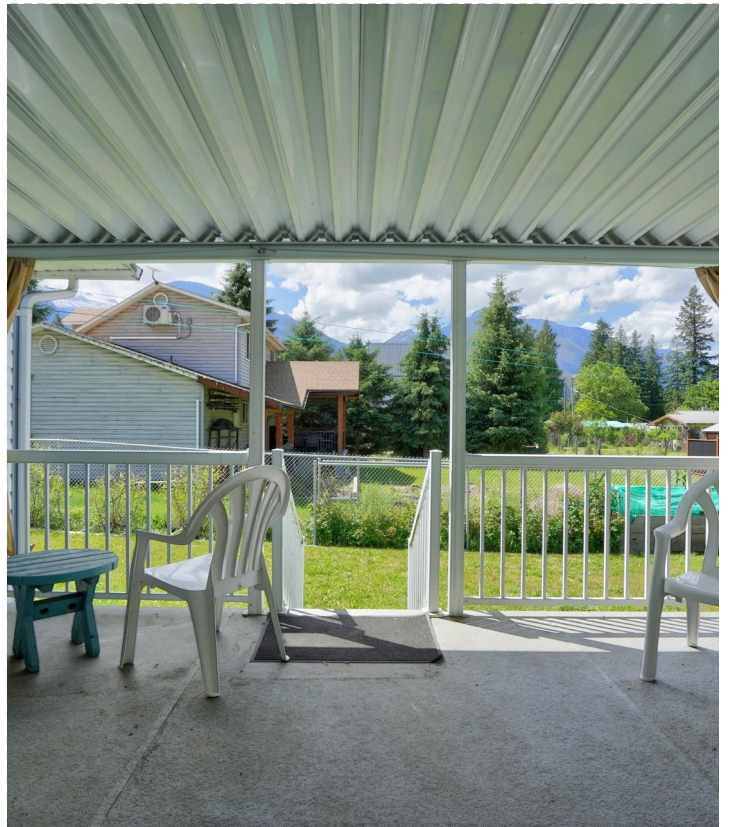
Set on a level corner lot in the village of New Denver, this single-level rancher offers easy one-floor living just minutes from the shores of Slocan Lake, in one of the Kootenays' most scenic mountain communities. Mountain views, a private garden, and a quiet setting make it a comfortable year-round home or recreational base.

Built in 2001 and well maintained, the 1,254 sq ft home offers 2 bedrooms and 2 bathrooms, including a primary bedroom with full ensuite. In-floor radiant heat and a two-zone heat pump (living room and primary) keep it comfortable through the seasons, with laminate flooring in the bedrooms and tile throughout the rest. A low-maintenance vinyl exterior and asphalt-shingle roof keep upkeep easy.

An attached, heated double garage adds real practicality—room for vehicles, a workshop, or gear, with the home's hot water tank and radiant-heat utility tucked inside. A separate shed, established garden, and covered deck round out the property, all on a paved, level corner lot.

New Denver puts you minutes from Slocan Lake and Valhalla Provincial Park, with hiking, paddling, a nearby ski area, and golf close at hand, and internet available for working from home. Whether you're downsizing to single-level living, after a low-maintenance Kootenay base, or settling into village life close to the outdoors, this rancher is move-in ready.

MLS 10393003 · **Lot Size 8,250 sq ft (75 x 110)** · **Zoning R1** · **Services: Municipal water, septic, BC Hydro, internet available**



EXPENSES



Property Taxes:

2026
\$2,955



Insurance:

to be confirmed



Water:

2026 Municipal
to be confirmed



Internet:

available — to be confirmed



Hydro (BC Hydro):

2025
~\$250 avg / month

**Buyers must do their own due diligence of services/utilities availability, and the connection/installation costs involved. Sewage is handled by a private septic system (no utility fee). Water annual cost, insurance, and internet to be confirmed.*

RDCK MAP

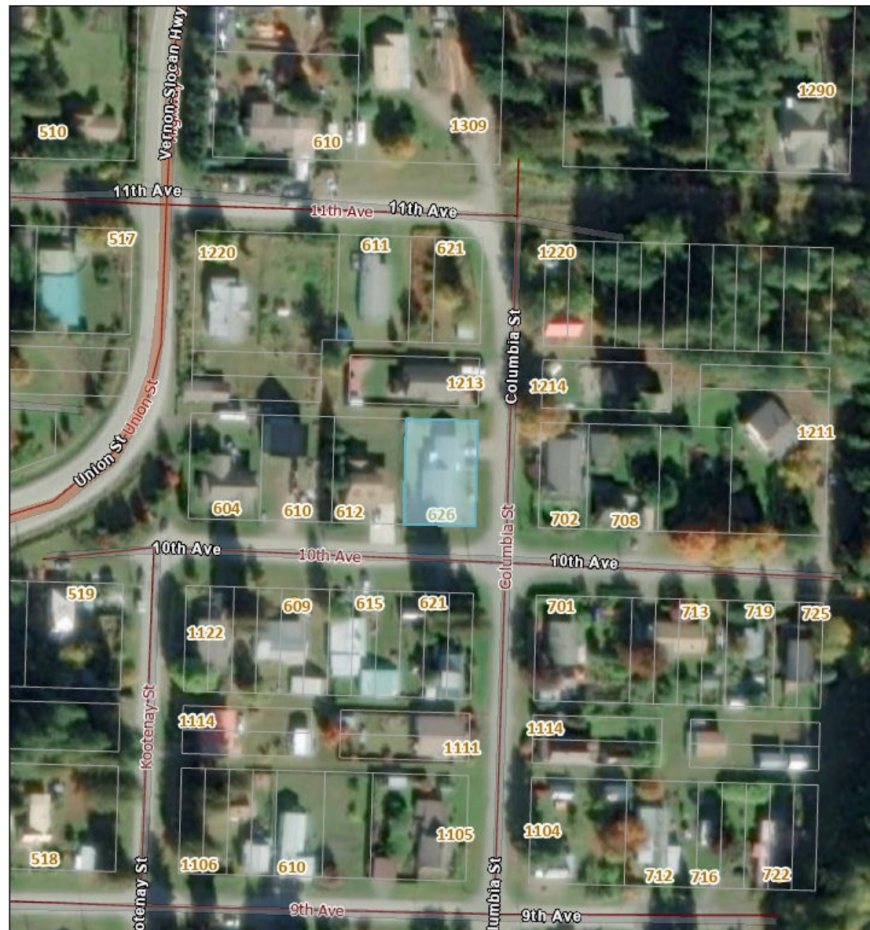


RDCK Property Report

Area of Interest (AOI) Information

Area : 0.19 acres

Jun 26 2026 16:46:15 Pacific Daylight Time



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

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., HERE/INACIA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	551.00200.125	024-955-736	626 10TH AVE, NEW DENVER	Single Family Dwelling	NEP557

#	LTO Number	Lot	Block	District Lot	Land District
1	CB2694764	-	56	549	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PARCEL E BLOCK 56 PLAN NEP557 DISTRICT LOT 549 KOOTENAY LAND DISTRICT (KR160770)	8250	SQUARE FEET	0.19

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	626 10TH AVE	-	626	10TH	AVE	New Denver	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	New Denver	Leonard Casley	0.19

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	-	NEW DENVER	0.19

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	NEW DENVER	-	MUNICIPAL	0.19

Zoning

#	ZoningClass	Class Description	Area Name	Bylaw Number	DocumentLinkURL	Area(acres)
1	R1	Single and Two-Family Residential	Village of New Denver	612	-	0.19

Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	612	-	Single Family Residential	Suburban Residential	-	0.19

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

SUMMARY

Summary Sheet

626 10TH AV New Denver BC



PID	024-955-736
Registered Owner	BE*, D*
Legal Description	PARCEL E (KR160770) BLOCK 56 DISTRICT LOT 549 KOOTENAY DISTRICT PLAN 557
Plan	NEP557
Zoning	R1 - Single and Two Family Residential
Community Plan(s)	OCP: Single Family Residential , not in ALR

Year Built	2001	Structure	SINGLE FAMILY DWELLING
Lot Size	8226.53 ft ²	Floor Area	1149 Ft ²
Bathrooms	2	Bedrooms	2
Max Elev.	572.00 m	Min Elev.	571.00 m
Walk Score	43 / Car-Dependent	Transit Score	-
Tax Year	-	Annual Taxes	-

ASSESSMENT

	2025	%	2026
Building	\$327,000	↑ 5.81	\$346,000
Land	\$198,000	↓ -0.51	\$197,000
Total	\$525,000	↑ 3.43	\$543,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$543,000	↑ 90.53
Sales History	01/09/2017	\$285,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2417071KO	Sold 01/09/2017	231	\$289,000 / \$285,000	Coldwell Banker Rosling Real Estate (Nelson)

DEVELOPMENT APPLICATIONS

-

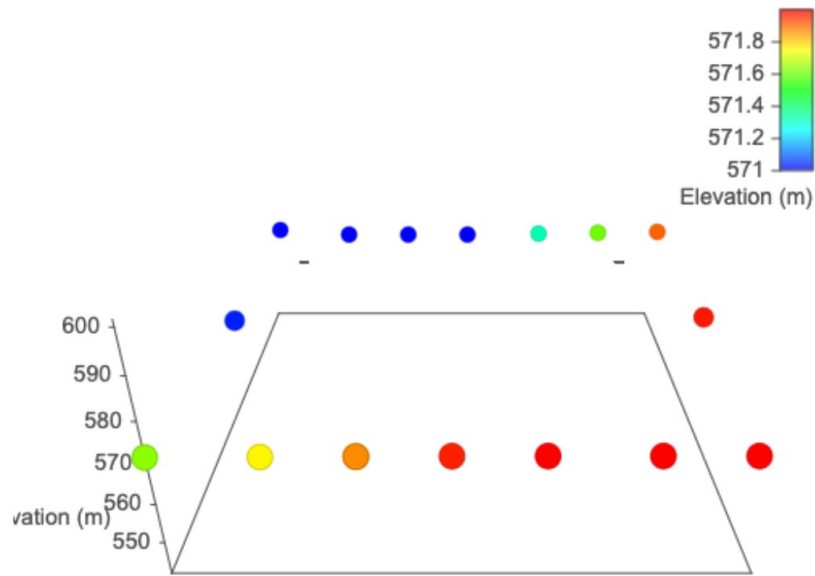
The enclosed information, while deemed to be correct, is not guaranteed.

ELEVATION

Estimated Lot Dimensions and Topography



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

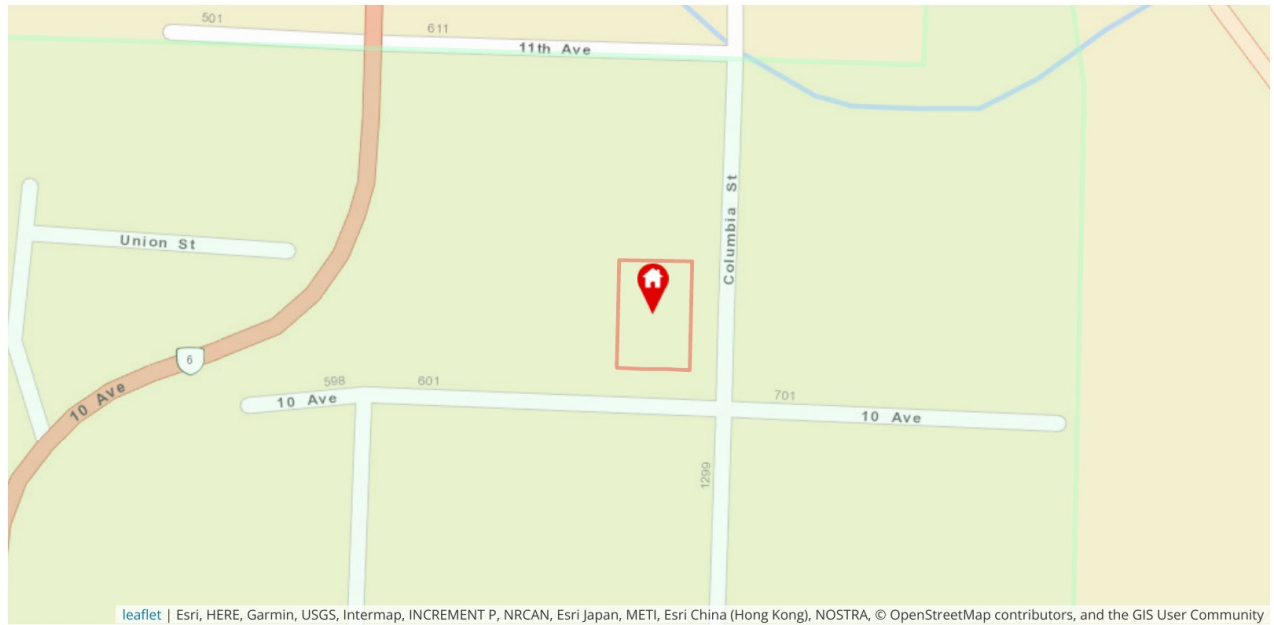


Max Elevation: 572.00 m | Min Elevation: 571.00 m | Difference: 1.00 m

ZONING

Land Use

Zoning



Subject Property Designations:

Code: [R1](#)

Description: Single and Two Family Residential

Layer Legend:

Code	Description
■ R1	Single and Two Family Residential

SUBDIVISION PLAN

Status: Filed

Plan #: NEP557 App #: N/A Ctr #: (Altered)

RCVD: 1998-02-05 RQST: 2026-06-28 10.09.48



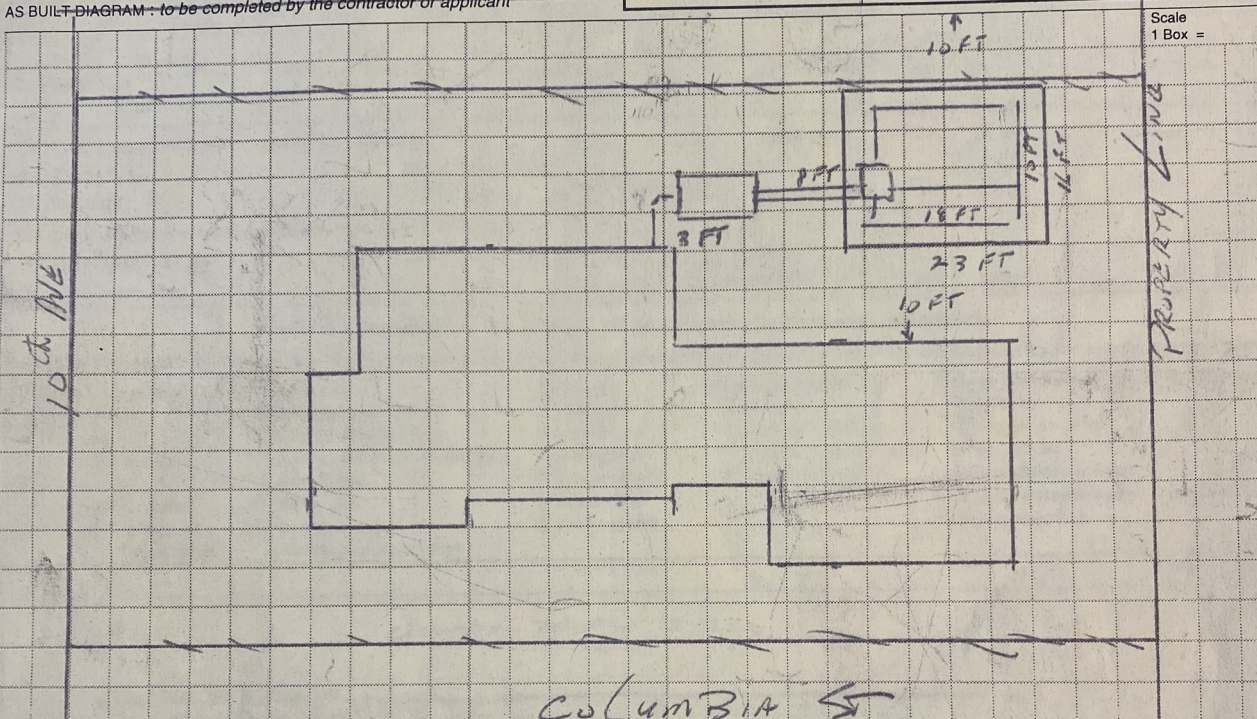
SEPTIC



Ministry of Health and
Ministry Responsible for Seniors

AUTHORIZATION TO OPERATE A SEWAGE DISPOSAL SYSTEM

FOLIO NUMBER	DATE OF APPLICATION (Y/M/D) <i>MAY 4 2001</i>	NAME OF OWNER <i>RE MAGNUSON</i>	NAME OF CONTRACTOR <i>RE MAGNUSON</i>
LEGAL DESCRIPTION OF LOT		STREET ADDRESS / GENERAL LOCATION <i>626 10th Ave</i>	
AS BUILT DIAGRAM - to be completed by the contractor or applicant		INSTALLED AS PER REGULATIONS <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SIGNATURE OF OWNER / APPLICANT <i>[Signature]</i>



The Ministry of Health does not guarantee the useable life of the sewage disposal system. The life of the system is affected by the use and maintenance it receives. Pump out the septic tank every 2-3 years. For servicing of package treatment plants, consult your local service agent. For service guarantees, consult your local sewage disposal contractor. If the system needs repair or modification, a new permit is required. If the system is not authorized for backfilling and if corrections are required, a re-inspection fee of \$100 must be paid for each time the Public Health Inspector checks to see that the faults have been corrected.

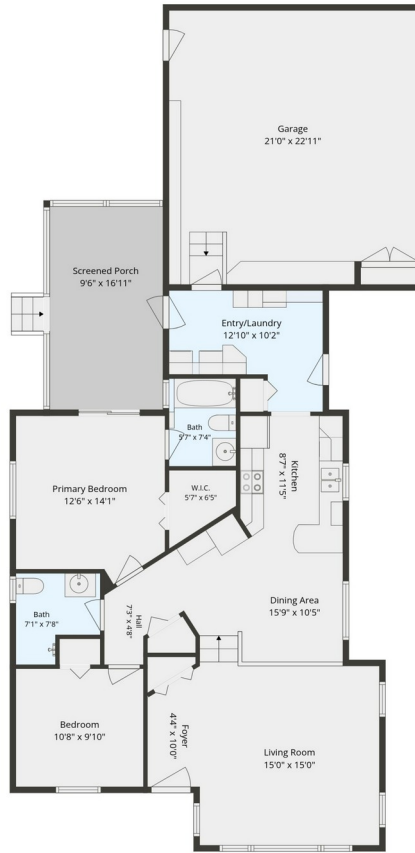
DATE BACKFILL / USE AUTHORIZED <i>01/03/21</i>	SUBJECT TO THE FOLLOWING CONDITIONS: <i>COMPLETE AS-BUILT W/ DIMENSIONS TO TANK, D-BOX, (102) SIZED FOR 2 BEDROOMS ONLY (GAS) LINE TO TANK LANDSCAPE FABRIC PRIOR TO BACKFILLING</i>
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SIGNATURE PUBLIC HEALTH INSPECTOR / EHO: *[Signature]*

FOR PUBLIC HEALTH INSPECTOR / EHO USE ONLY

	APPROVED	REJECTED	NOT APPLICABLE		APPROVED	REJECTED	NOT APPLICABLE
septic tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>300</i>	curtain drain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
package treatment plant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	interceptor drains	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other (e.g. lagoon, holding tank) specify: _____				pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
field laterals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	drain rock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
distribution box	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>SPREAD LAYERS</i>	set back distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
siphon	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FLOOR PLAN



TOTAL: 1086 sq. ft

GROUND LEVEL: 1086 sq. ft

EXCLUDED AREAS: SCREENED PORCH: 161 sq. ft, GARAGE: 479 sq. ft, WALLS: 130 sq. ft

Drawing Scale And Dimensions Are Approximate - Actual Measurements May Vary



Floor plan and all room measurements are approximate and provided for reference only. Buyers are advised to verify measurements independently and to view the property in person.

PICTURES



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	Lucerne Elementary & Secondary School (K-12), New Denver	0.2	2 min
	J.V. Humphries Elementary & Secondary, Kaslo (via Hwy 31A)	47	45 min - 1 hr
Shopping	Downtown New Denver	0.2	1 min
	Silverton (small grocery, café)	5	5-8 min
	Downtown Nakusp	46	35-45 min
	Baker Street, Nelson	100	1 hr 20 - 1 hr 35
Airport	West Kootenay Regional Airport, Castlegar	96	1 hr 15 - 1 hr 25
	Trail Regional Airport	135	1 hr 45 - 2 hr
Major Cities	Nakusp, BC	46	35-45 min
	Slocan, BC	33	30-35 min
	Kaslo, BC (via Hwy 31A)	47	45 min - 1 hr
	Castlegar, BC	99	1 hr 15 - 1 hr 25
	Nelson, BC	100	1 hr 20 - 1 hr 35
	Trail, BC	135	1 hr 45 - 2 hr
	Kelowna, BC	288	4 - 4.5 hr
	Calgary, AB	557	6.5 - 7 hr
	Vancouver, BC	709	8 - 8.5 hr
Hospital / Medical Centre	Slocan Community Health Centre, New Denver (24/7 ER)	1.1	4 min
	Kootenay Lake Hospital, Nelson	101	1 hr 20 - 1 hr 35
	Kootenay Boundary Regional Hospital, Trail	126	1 hr 45 - 2 hr
Dentist	Silverton Dental Clinic, Silverton	5	5-8 min
	Kootenay Lake Dental Clinic, Nelson	100	1 hr 20 - 1 hr 35
Postal Services	Canada Post, New Denver	0.3	1 min
	Canada Post, Silverton	5	5-8 min
Library	New Denver Reading Centre	0.3	1 min

Slocan Lake / North End

New Denver and Silverton are twin lakeside villages on the eastern shore of Slocan Lake, approximately 5 km apart, anchoring the northern end of the Slocan Valley. New Denver is the larger of the two and serves as the regional service centre, with the Slocan Community Health Centre (24/7 ER), Lucerne School (K-12) and most commercial services. Silverton, just south, has its own village government, the Silverton Dental Clinic and a smaller commercial core. Both communities sit between the Selkirk and Valhalla mountain ranges. Travel times along Highway 6 and the mountain Highway 31A to Kaslo can vary considerably with seasonal weather conditions.

New Denver & Silverton

New Denver and Silverton are small communities located along the eastern shore of Slocan Lake, approximately 5 km apart. New Denver functions as the primary service centre, with the Slocan Community Health Centre and Lucerne School (K-12), while Silverton offers a smaller village setting with local services. The area is connected by Highway 6 and Highway 31A, with travel times of approximately 35 minutes to Nakusp and 1 hour 20 to 1 hour 35 to Nelson. Travel times can vary seasonally, particularly during winter conditions on mountain highways. Set between the Selkirk and Valhalla mountain ranges, the communities are known for their natural setting, access to Slocan Lake, and a quieter pace of life. Services are more limited than in larger centres, with most residents relying on surrounding communities for broader amenities.

Weather

Avg Yearly Rainfall: 691 mm

Avg Winter Snowfall: 189 cm

Avg High Temp: 23°C

Avg Low Temp: -4°C

COMMUNITY INFORMATION

Recreational Facilities

Slocan Lake is the recreational centrepiece of the area — known for its warm summer water temperatures, the lake supports swimming, kayaking, canoeing, sailing, paddleboarding and fishing. New Denver's beach at Centennial Park is the most popular swimming spot. Valhalla Provincial Park, accessed by water taxi or boat from New Denver, offers backcountry hiking and alpine experiences. Kokanee Glacier Provincial Park is reached via the Wilson Lake forest service road. The Galena Trail (former CPR rail bed, extending south from Three Forks) provides cycling and hiking. Mountain biking on Idaho Peak (above Sandon) is popular with riders. Nine-hole golf courses operate seasonally in the area, and Silverton has a soccer field, beach access and marina.

Historic and Heritage Sites

New Denver was at the centre of the Slocan silver-mining boom of the 1890s and was a major stop on the Silvery Slocan rail and steamboat network. The village was incorporated in 1929. The Silvery Slocan Historical Museum, housed in the 1896 former Bank of Montreal building, preserves this history. The Nikkei Internment Memorial Centre, on the original site of the Japanese-Canadian internment camp, is a National Historic Site of Canada and one of the most significant Japanese-Canadian heritage sites in the country. Original heritage buildings line New Denver's streets, including the Bosun Hall. The preserved mining ghost town of Sandon, approximately 14 km east of New Denver via Highway 31A, is open to visitors and includes the Silversmith Power & Light hydroelectric plant (1897), still in operation. Silverton has its own outdoor mining museum displaying equipment from the silver-boom era.

Festivals and Events

The Hills Garlic Festival, held annually in early September at Centennial Park in New Denver, is one of the Kootenays' best-known festivals — drawing several thousand visitors and approximately 200 vendors. May Days in May is the village's traditional spring celebration. The Bosun Hall in New Denver hosts year-round live music, performances and community events. Silverton Days, the Slocan Lake Music Festival and Studio Connexion Gallery events anchor the cultural calendar. The Nikkei Internment Memorial Centre hosts cultural and educational events throughout the year.

Geography

New Denver sits on the eastern shore of Slocan Lake at approximately 543 m elevation, on a small alluvial fan at the mouth of Carpenter Creek. Silverton, 5 km south, sits at a similar elevation. Both villages are framed by the Selkirk Mountains rising steeply to the east and the Valhalla Range across the lake to the west. The valley is narrow and deep, with peaks rising to over 2,800 m within 10 km of the villages. Climate is moderated by the lake — cool summers and snowy winters compared to lower-elevation Kootenay communities. Highway 6 connects north to Nakusp and south through the Slocan Valley; Highway 31A heads east to Kaslo over a high mountain pass that can be slow or temporarily closed in winter.

RESOURCES

Helpful links and contacts for new residents:

KootenayBC Real Estate

<https://kootenaybc.com>

Village of New Denver

<https://www.newdenver.ca>

Village of Silverton

<https://www.silverton.ca>

Slocan Lake Chamber of Commerce

<https://slocanlakechamber.com>

Regional District of Central Kootenay (RDCK)

<https://rdck.ca>

Building & Permits — Village of New Denver

<https://www.newdenver.ca>

Building & Permits — Village of Silverton

<https://www.silverton.ca>

Building & Permits — RDCK (rural areas around New Denver/Silverton)

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

Waste Disposal — New Denver Transfer Station / RDCK Recycling

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

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>

Local Hospital — Slocan Community Health Centre, New Denver (24/7 ER)

<https://www.interiorhealth.ca/locations/slocan-community-health-centre>

Kootenay Lake Hospital, Nelson (24/7 ER, larger referral)

<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 — Columbia Wireless

<https://columbiawireless.ca>

Internet — Telus

<https://www.telus.com>

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

<https://www.starlink.com>

Canada Post

<https://www.canadapost.ca>

New Denver Reading Centre (library)

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