

422 Howser Station Road,
Howser, BC
\$648,000

Kootenay
BC



FAIR REALTY

REAL ESTATE



DETAILS

Long established as a successful short-term vacation rental, this 1.24-acre property near Duncan Lake offers the flexibility to continue as a rental, become a private recreational retreat, or serve as a full-time home.

The timber-frame home offers approximately 708 sq ft with two bedrooms, one bathroom, a loft, vaulted wood ceilings, and a wood-burning stove.

A large deck, hot tub, outdoor shower, firepit, and surrounding outdoor spaces extend the living area well beyond the home itself. The mostly level property is surrounded by mature trees, offering privacy along with mountain and lake views.

Duncan Lake and the surrounding area provide easy access to boating, fishing, paddling, hiking, snowmobiling, and extensive backcountry recreation throughout the year.

Community water, hydro, internet service, and a septic system support year-round living or extended stays.

Whether you continue welcoming guests or keep it entirely for yourself, this property offers the flexibility to enjoy the Kootenay lifestyle on your own terms.

Property Details

MLS®: 10392964

Lot Size: 1.24 acres (54,014 sq ft)

Services: Community water (shared system), septic tank & field, Hydro & internet available



EXPENSES



Property Taxes:

2026
\$885 / year



Insurance: Cansure

\$7,860 / year (2026–27)



Water:

\$341 / year
Howser Community Water System



Internet:

Kaslo Info Net
\$70/month



Hydro (BCHydro):

~\$145 / month
avg, Jun 2025–Jun 2026

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

RDCK MAP



RDCK Property Report

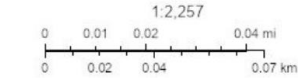
Area of Interest (AOI) Information

Area : 1.31 acres

Jun 4 2026 11:17:44 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, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.02211.000	012-159-093	422 HOWSER STATION RD, HOWSER	Single Family Dwelling	NEP2700

#	LTO Number	Lot	Block	District Lot	Land District
1	XH38704	-	5	528	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	BLOCK 5 PLAN NEP2700 DISTRICT LOT 528 KOOTENAY LAND DISTRICT EXCEPT PLAN 7151.	1.24	ACRES	1.31

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	422 HOWSER STATION RD	-	422	HOWSER STATION	RD	Howser	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	1.31

Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	1.31

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

SUMMARY

Summary Sheet

422 HOWSER STATION RD Rural BC

PID	012-159-093
Registered Owner	GR*, P*
Legal Description	LOT 5 DISTRICT LOT 528 KOOTENAY DISTRICT PLAN 2700 EXCEPT PART INCLUDED IN PLAN 7151
Plan	NEP2700
Zoning	
Community Plan(s)	in ALR



Year Built	1991	Structure	SINGLE FAMILY DWELLING
Lot Size	1.31 acres	Floor Area	624 Ft²
Bathrooms	1	Bedrooms	2
Max Elev.	604.66 m	Min Elev.	601.20 m
Walk Score	-	Transit Score	-
Tax Year	2026	Annual Taxes	\$885.16

ASSESSMENT

	2025	%	2026
Building	\$133,000	0.00	\$133,000
Land	\$80,400	↑ 8.46	\$87,200
Total	\$213,400	↑ 3.19	\$220,200

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$220,200	↑ 120.20
Sales History	30/12/1994	\$100,000	↑ 1,076
	27/10/1988	\$8,500	-

RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

-

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

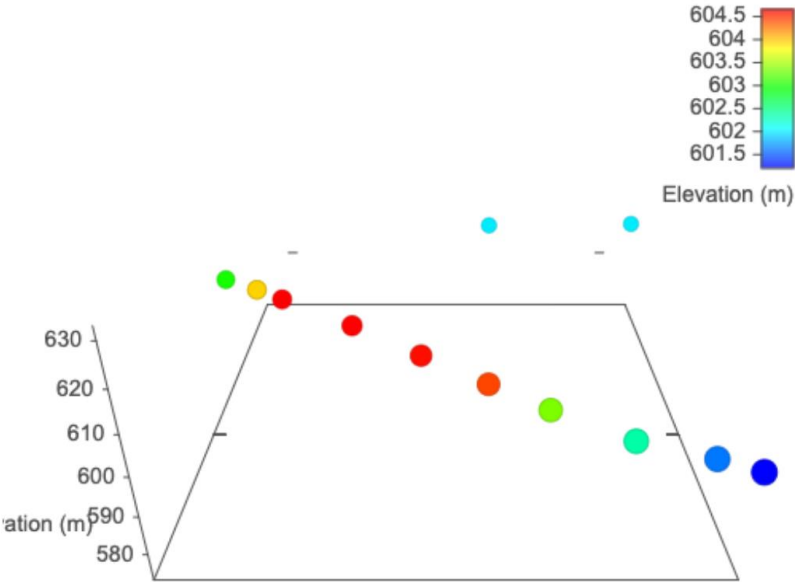
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- RDCK OWNED
- Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 604.66 m | Min Elevation: 601.20 m | Difference: 3.46 m

FLOOR PLANS



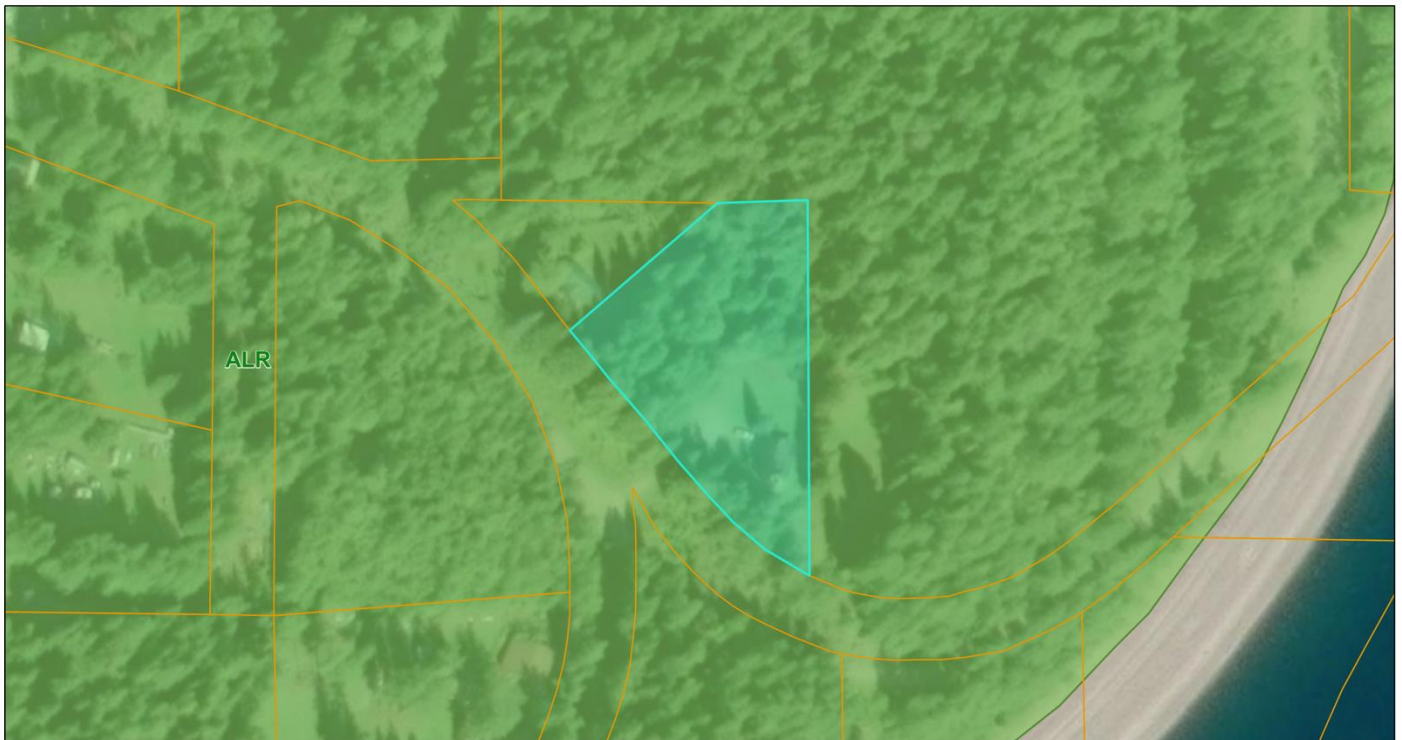
TOTAL: 708 sq. ft
1st floor: 603 sq. ft, 2nd floor: 105 sq. ft
EXCLUDED AREAS: PORCH: 304 sq. ft, DECK: 441 sq. ft, WALLS: 72 sq. ft

Drawing Scale And Dimensions Are Approximate - Actual Measurements May Vary



ALR MAP

ALR Property and Map Finder

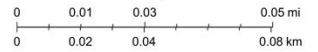


6/23/2026, 5:49:27 AM

- ParcelMap BC Parcel Fabric
- Regional Districts
- ALR Polygons

- World Imagery
- High Resolution 60cm Imagery
- Citations

1:1,709



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Source: Esri, Vector, Earthstar Geographics, and the GIS User Community

SUBDIVISION PLAN

Status: Filed

Doc #: NEP2700

RCVD: 1998-02-05 RQST: 2026-06-23 05.46.29

SUBDIVISION PLAN No 2700.

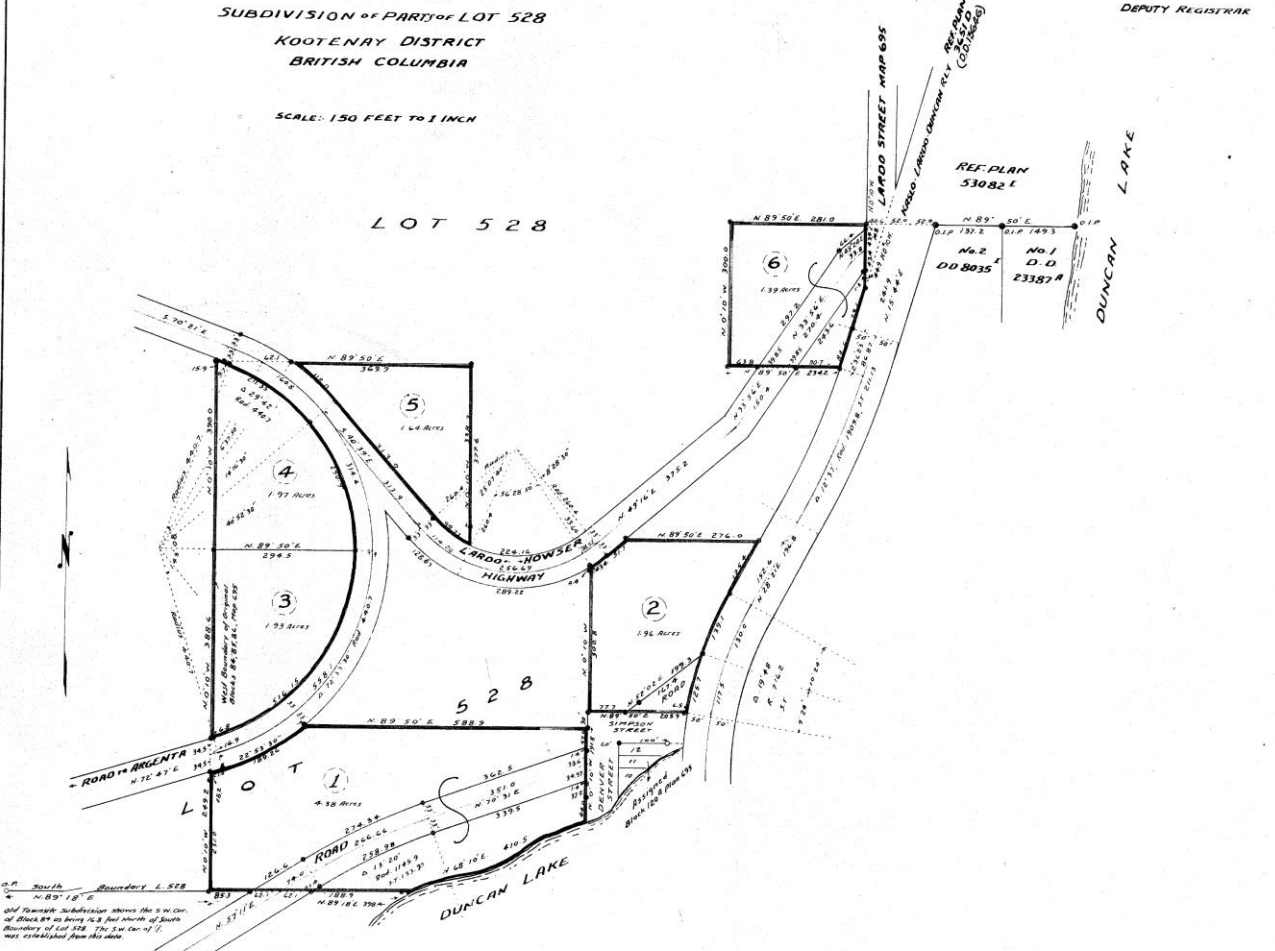
DEPOSITED IN THE LAND REGISTRY OFFICE AT NELSON B.C.
THIS 22ND DAY OF JULY 1954

L. A. McPhail
DEPUTY REGISTRAR

PLAN SHOWING
SUBDIVISION OF PART OF LOT 528
KOOTENAY DISTRICT
BRITISH COLUMBIA

SCALE: 150 FEET TO 1 INCH

LOT 528



REF: PLAN
530821

No 1
D O
23387A

No 2
D O
DD 8035

LOT 7833

Bearings are Astronomic and are derived from South Boundary of Ref. Plan 530821
Old Posts found in place are shown on plan thus \odot or \bullet . C. O. P.
New posts set are 1" angle iron and 3/8" pipe iron and are shown on plan thus \bullet

I, A. L. Purdy, of Nelson B.C., a British Columbia Land Surveyor, make oath and say
that I was present at and did personally supervise the survey represented by the
plan and that the said survey and plan are correct. The said survey was completed
on the 24TH day of October 1953

Sworn before me at Nelson B.C. this 15TH day of December 1953
G. B. Jensen
A Commissioner for Taking Affidavits within British Columbia

I hereby certify that this is a
true copy of the Official Plan on deposit
in the Department of Lands and Forests
and numbered Plan 14 Tube 427

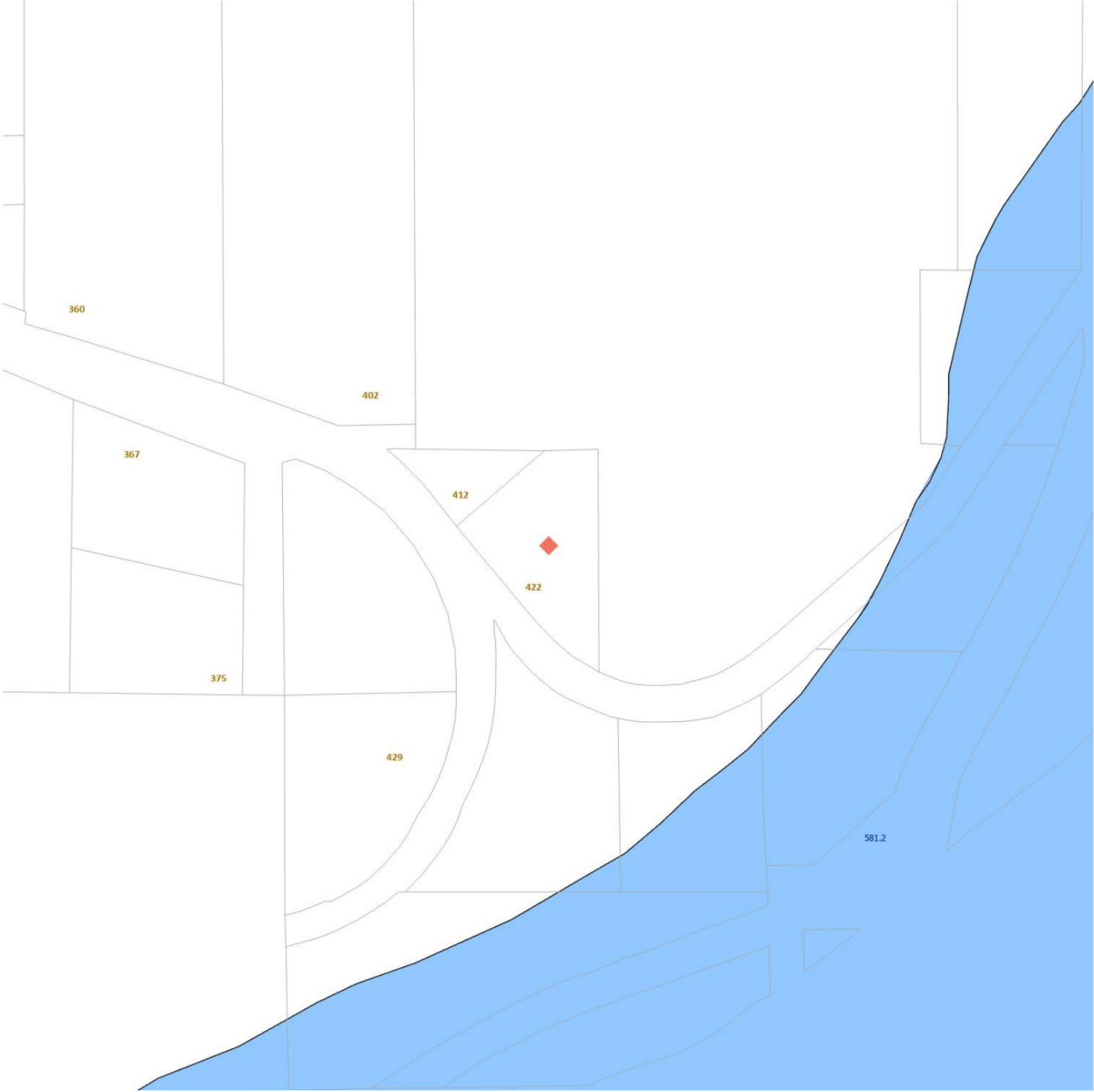
L. A. McPhail
Asst. Survey General
Victoria, B.C.
3RD February 1954

Approved under The Land Registry Act
A. J. Dowse
Asst. Chief Engineer, Public Works
Victoria, B.C. JULY 2ND, 1954

5153/944538

FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- Address Points

PICTURES



COMMUNITY INFORMATION

Driving Distances from Kaslo BC

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
	Vancouver, BC	727	approx. 8.5–9 hr
North Kootenay Lake & Lardeau Valley	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>