

**452 Balfour Crescent,
Kaslo BC
\$689,000**

**Kootenay
BC**



**FR
FAIR REALTY**

REAL ESTATE FR
FAIR REALTY



DETAILS

A Home with Room for Everyone

One-Level Living and a Standout Shop in Kaslo

This is the kind of home that just works — for a growing family, a couple settling into retirement, or anyone splitting time between here and work on the road. Set on a quiet residential street within walking distance to trails, the arena, curling club, golf course and downtown shopping, it's a well-kept rancher with everything on one level: three bedrooms, an open kitchen, dining and living area, and a free-standing propane fireplace that makes winter evenings easy.

Step outside and the package gets even better. The detached double garage/workshop is a true standout — generous, well-built, and ready for your projects, your toys, or your trade. Underneath, a full half-basement with its own separate access opens up the possibilities: a rec room, a guest suite, a home studio, a workspace — already plumbed for in-floor heat and waiting for your plans.

The yard is private and inviting, with a covered deck made for summer evenings, and you're minutes from the arena, curling club, golf course, shopping, and the shores of Kootenay Lake. Move-in ready, endlessly flexible, and in one of the Kootenays' most-loved communities — a place to put down roots, however you live.

Property Details

MLS®: 10392228

Lot Size: 15,246 sq ft (0.35 acres)

Year Built: 1993

Taxes: \$4,554 (2026)

Zoning: R1 – Single & Two Family Residential

Services: Municipal water · Septic tank & field · Propane heat · Electricity · Internet available



EXPENSES



Property Taxes:

2026
\$4,554



Insurance:



Water:

Municipal Water
Approx \$400/year



Internet:

Kaslo Info Net, Starlink, Telus



Hydro (FortisBC):

Tenant has paid

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

RDCK MAP

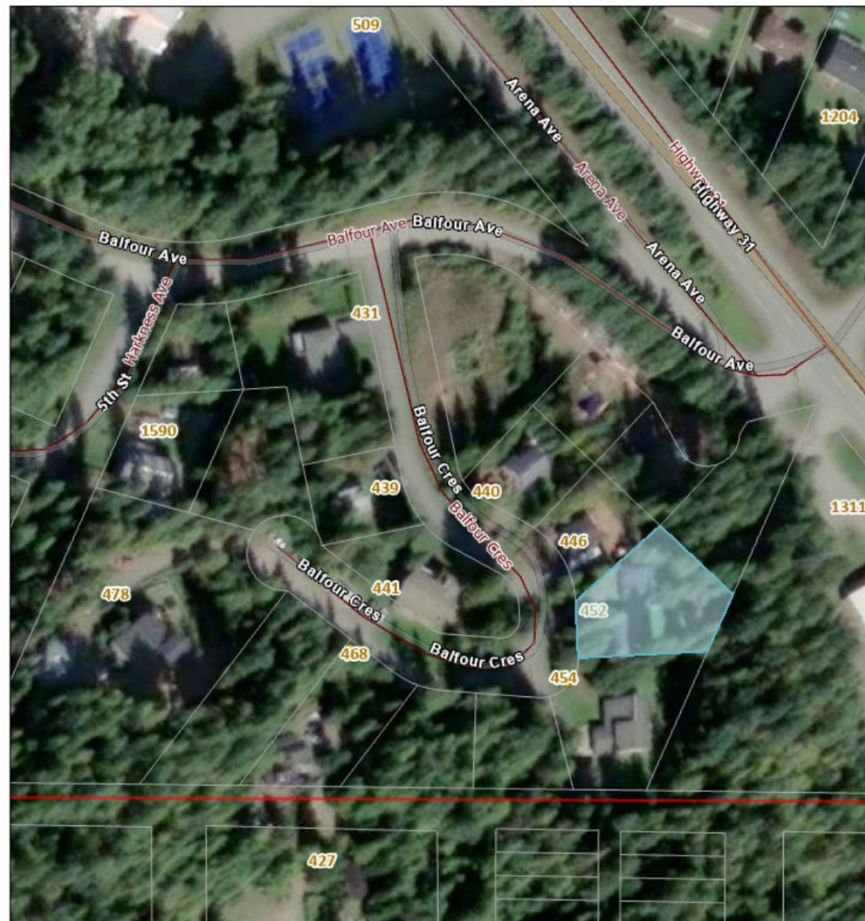


RDCK Property Report

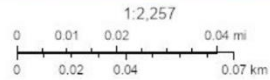
Area of Interest (AOI) Information

Area : 0.35 acres

Jun 21 2026 5:47:33 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	533.00561.008	012-991-236	452 BALFOUR CRES, KASLO	Single Family Dwelling	NEP10097

#	LTO Number	Lot	Block	District Lot	Land District
1	CA6597076	9	-	209A	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 9 PLAN NEP10097 DISTRICT LOT 209A KOOTENAY LAND DISTRICT	15246	SQUARE FEET	0.35

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	452 BALFOUR CRES	-	452	BALFOUR	CRES	Kaslo	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.35

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.35

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.35

Zoning

#	ZoningClass	Class Description	Area Name	Bylaw Number	DocumentLinkURL	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	-	0.35

Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	1280	RR	Rural Residential	Rural Residential	-	0.35

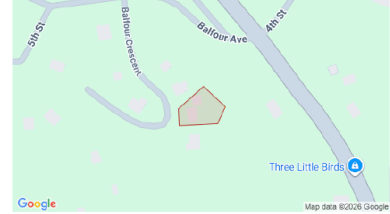
Development Permit Areas

SUMMARY

Summary Sheet

452 BALFOUR CR Kaslo BC

PID	012-991-236
Registered Owner	NI*, R*
Legal Description	LOT 9 DISTRICT LOT 209A KOOTENAY DISTRICT PLAN 10097
Plan	NEP10097
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: Rural Residential , not in ALR



Year Built	1993	Structure	SINGLE FAMILY DWELLING
Lot Size	15317.82 ft ²	Floor Area	1146 Ft ²
Bathrooms	2	Bedrooms	3
Max Elev.	634.64 m	Min Elev.	628.59 m
Walk Score	12 / Car-Dependent	Transit Score	-
Tax Year	2025	Annual Taxes	\$4,288.28

ASSESSMENT

	2025	%	2026
Building	\$571,000	↓ -4.90	\$543,000
Land	\$104,000	↑ 17.31	\$122,000
Total	\$675,000	↓ -1.48	\$665,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$665,000	↑ 195.56
Sales History	30/01/2018	\$225,000	0
	30/01/2017	\$225,000	↑ 96
	30/09/2004	\$115,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2101886KO	Sold 01/10/2004	164	\$119,500 / \$115,000	Coldwell Banker Rosling Real Estate (Kaslo)

DEVELOPMENT APPLICATIONS

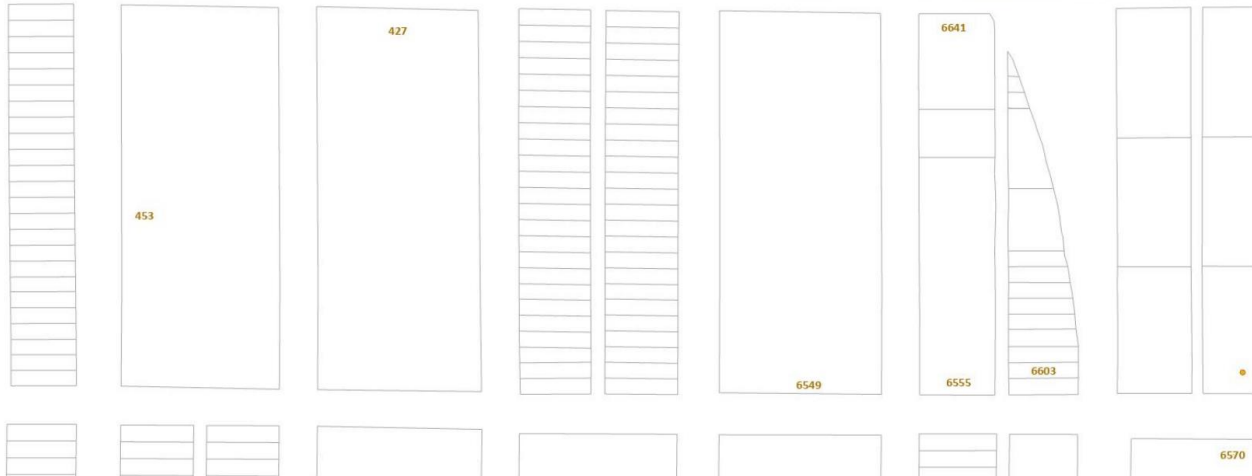
-

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

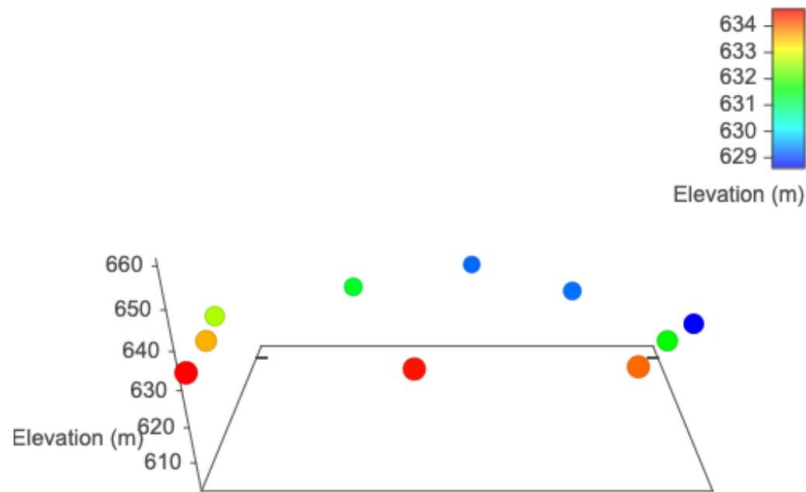
-  Hydrant
-  Stand Pipe
-  Other
-  MUNICIPAL OWNED
-  Streams and Shorelines
-  Lakes and Rivers
-  Cadastre - Property Lines
-  RDCK OWNED
-  Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 634.64 m | Min Elevation: 628.59 m | Difference: 6.05 m

ZONING

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
M1	General Industrial Zone
P2	Civic / Institutional Zone

FLOOR PLANS



TOTAL: 1064 sq. ft
1st floor: 1064 sq. ft
EXCLUDED AREAS: GARAGE: 876 sq. ft, UNDEFINED: 125 sq. ft, COVERED DECK: 325 sq. ft,
WALLS: 134 sq. ft

Drawing Scale And Dimensions Are Approximate - Actual Measurements May Vary



Lot Plan

**PLAN SHOWING BUILDINGS AND LOT CORNERS ON
LOT 9, DISTRICT LOT 209A,
KOOTENAY DISTRICT, PLAN 10097.**

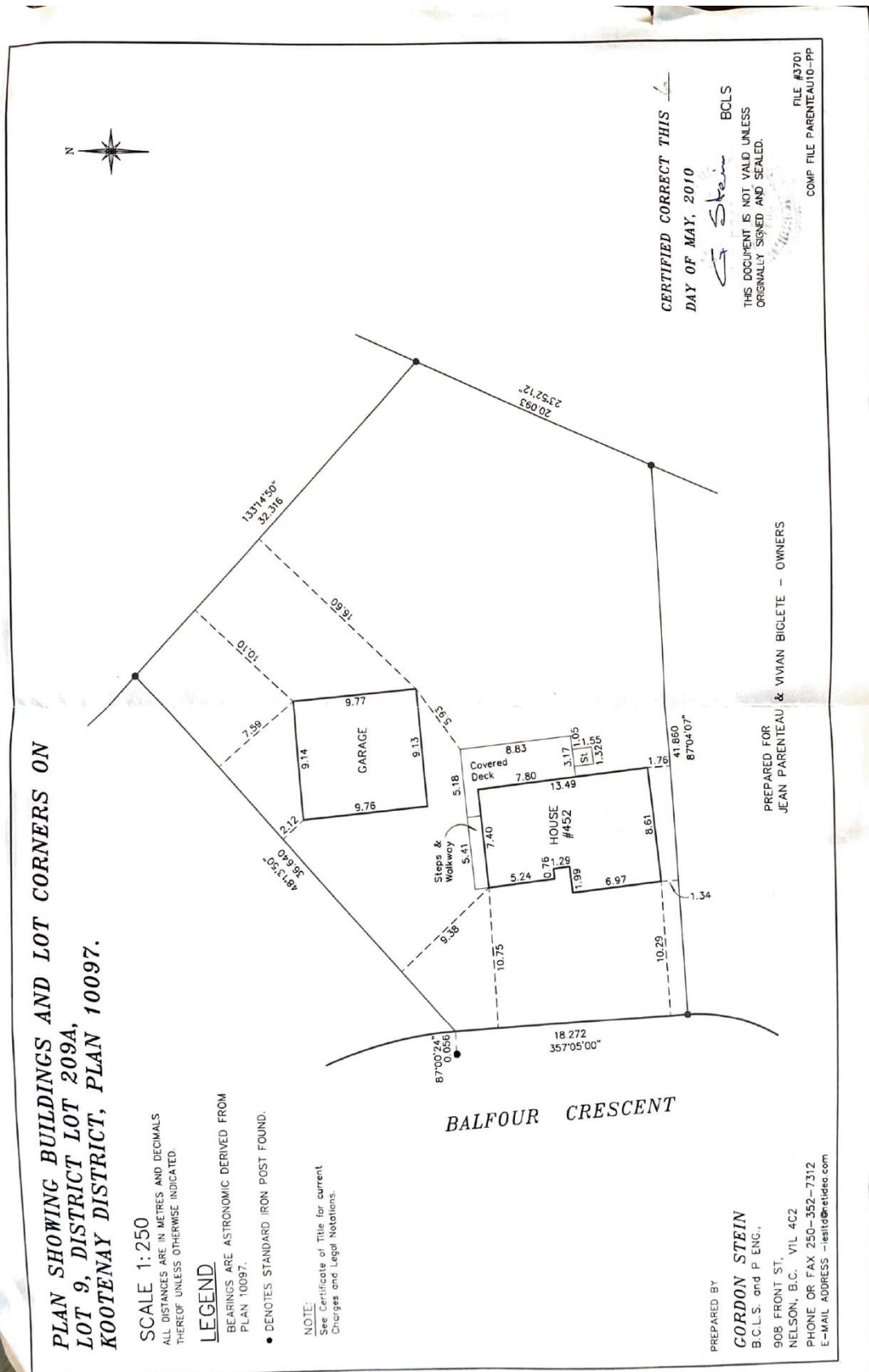
SCALE 1:250

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED.

LEGEND

BEARINGS ARE ASTRONOMIC DERIVED FROM
PLAN 10097.
• DENOTES STANDARD IRON POST FOUND.

NOTE:
See Certificate of Title for current
Charges and Legal Notations.



**CERTIFIED CORRECT THIS
DAY OF MAY, 2010**

G. Stein BCLs
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

FILE #3701
COMP FILE PARENTEAU10-PP

PREPARED FOR
JEAN PARENTEAU & VIVIAN BIGLETE - OWNERS

PREPARED BY

GORDON STEIN
B.C.L.S. and P. ENG.,

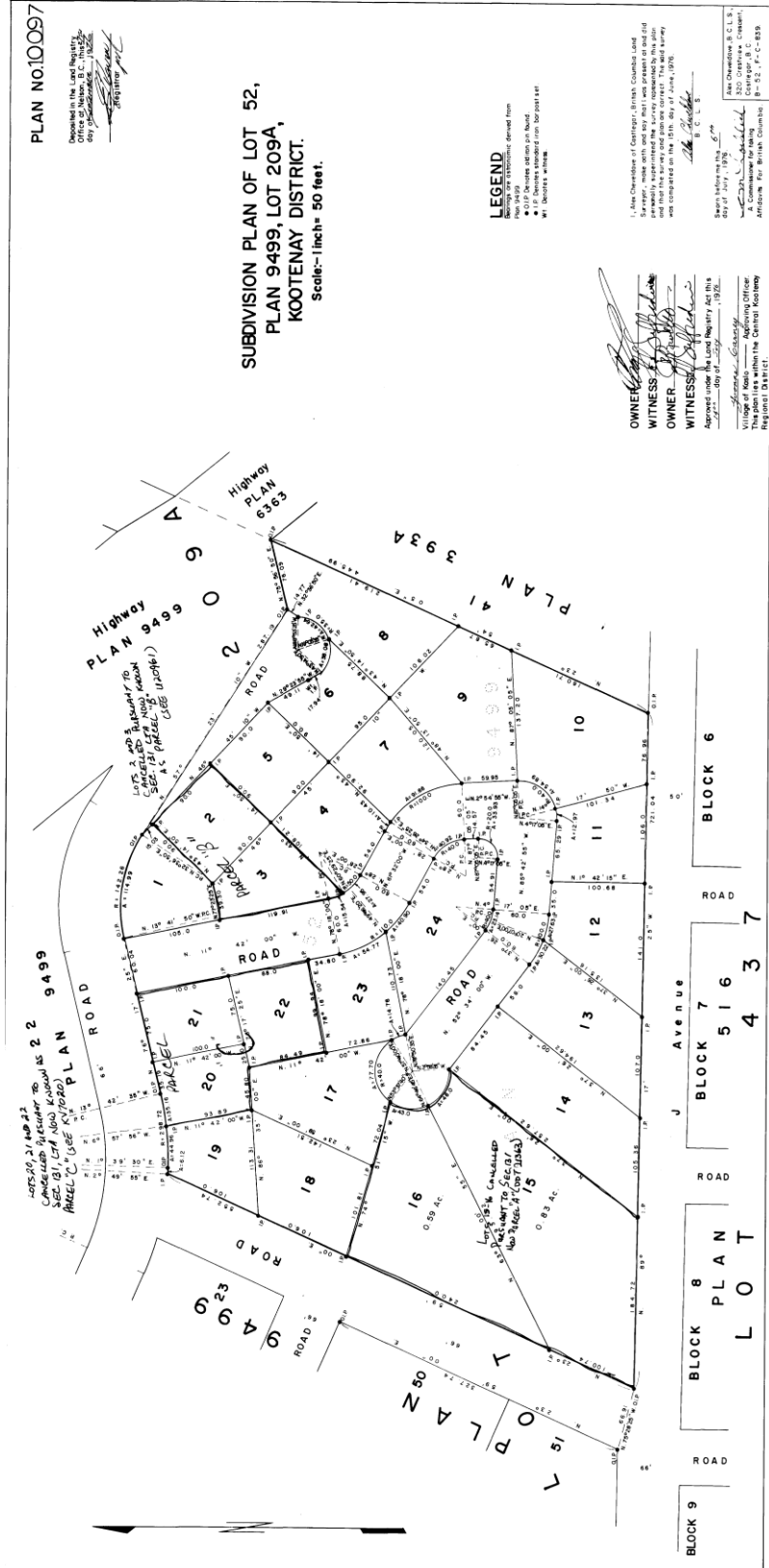
908 FRONT ST.
NELSON, B.C. V1L 4C2
PHONE OR FAX 250-352-7312
E-MAIL ADDRESS - gstein@etidec.com

SUBDIVISION PLAN

Status: Filed

Plan #: NEP10097 App #: NA Crt #: (Altered)

RCVD: 1998-02-05 ROST: 2025-06-16 08.04.10



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

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>