

**149 8th Street N,
Kaslo BC
\$489,000**



REAL ESTATE 



DETAILS

Set on a sunny 0.43-acre corner lot in Upper Kaslo, this three-bedroom, two-bathroom home sits on a large, level piece of land inside the village. Mature trees and shrubs frame open lawn and mountain views, leaving room for gardens, hobbies and outdoor living.

Inside, the main floor holds a bright living room, a dining area and a kitchen with an adjoining nook. There are three bedrooms and two full bathrooms, including a three-piece ensuite off the primary bedroom. Large windows carry natural light through the main living space, and a partial basement below grade adds storage and utility space.

The home has had steady work done, most of it in 2026. Plumbing throughout was converted to PEX with new connectors and faucets, and the electrical was fully tested and inspected with switches and receptacles replaced. Other recent work includes new laminate flooring and carpet, fresh paint throughout including ceilings, rebuilt and refinished kitchen cabinets, all new trim and light fixtures, new windows in the dining room and kitchen, a new stove, and new baseboard heaters in the living room and basement. The hot water heater was replaced in 2023, the propane furnace has been serviced and tested with new filters, and the septic tank was pumped in 2021 with a new feed pipe from the house.

Outside, a covered patio, porch and open deck give several places to sit. The deck and porch were freshly stained in 2026 and the exterior was pressure washed. At roughly 150' x 125', the yard has space for a garden, workshop or hobby area, and an outbuilding and shed provide storage. Access is off a public road, with open parking.

The school, health centre and downtown shopping are all within walking distance, with Kaslo River trails, Kootenay Lake and year-round recreation close by. A practical option for a first home, retirement, seasonal use, or anyone looking for an affordable way to have a home and a substantial piece of land in Kaslo.

MLS: 10399704 Lot Size: 0.43 acre (18,731 sq ft)

Heating: Propane furnace and electric baseboards

Services: Municipal water, septic tank and field, hydro, internet available



EXPENSES



Property Taxes:

2026
\$2,551



Insurance (BCAA):

2025
\$741.39 / year



Water:

2026 Municipal
\$375.30 / year



Internet:

Available



Hydro (FortisBC):

Connected



Heating (Propane):

Furnace + electric baseboards

**Insurance premium shown is the previous year's residential policy, written while the home was tenanted and without contents coverage. Buyers must do their own due diligence of services/utilities availability, and the connection/installation costs involved.*

RDCK MAP

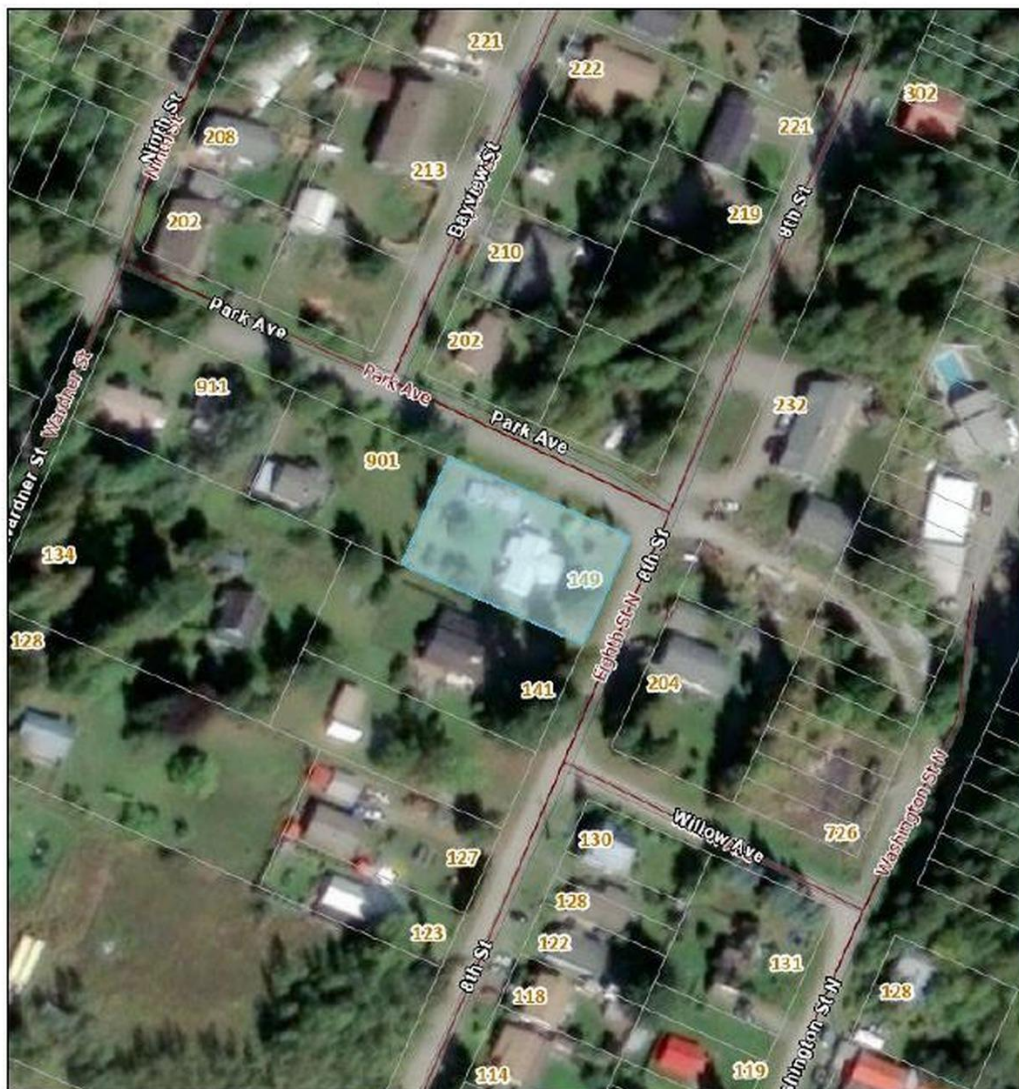


RDCK Property Report

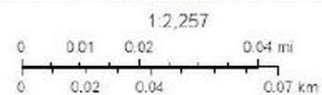
Area of Interest (AOI) Information

Area : 0.43 acres

Mar 6 2026 13:31:29 Pacific Standard 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., METRANADA, USGS, EPA, US Census Bureau, USDA, NRCAN, Parks Canada

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00228.080	012-333-182	149 8TH ST N, KASLO	Single Family Dwelling	NEP6390

#	LTO Number	Lot	Block	District Lot	Land District
1	LB22132	-	-	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PARCEL A PLAN NEP6390 DISTRICT LOT 208 KOOTENAY LAND DISTRICT (SEE J11635)	18731	SQUARE FEET	0.43

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	149 EIGHTH ST N	-	149	EIGHTH	ST	Kaslo	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.43

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.43

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.43

Zoning

#	ZoningClass	Class Description	Area Name	Bylaw Number	DoucmentLinkURL	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	-	0.43

Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	1280	RN	Neighbourhood Residential	Suburban Residential	-	0.43

Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	McDonald Creek	McDonald Creek	D	1	0.43

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

SUMMARY

Summary Sheet

149 8TH ST N Kaslo BC



PID	012-333-182
Registered Owner	HA*, M*
Legal Description	PARCEL A (SEE J11635) DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 6390
Plan	NEP6390
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: Neighbourhood Residential , not in ALR

Year Built	1975	Structure	SINGLE FAMILY DWELLING
Lot Size	18388.15 ft²	Floor Area	1568 Ft²
Bathrooms	2	Bedrooms	3
Max Elev.	617.32 m	Min Elev.	611.44 m
Walk Score	30 / Car-Dependent	Transit Score	-
Tax Year	2025	Annual Taxes	\$2,397.79

ASSESSMENT

	2025	%	2026
Building	\$208,000	↓ -7.69	\$192,000
Land	\$151,000	↑ 5.96	\$160,000
Total	\$359,000	↓ -1.95	\$352,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$352,000	↑ 814.29
Sales History	18/11/1988	\$38,500	-

RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

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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

— Streams and Shorelines

Lakes and Rivers

Cadastre - Property Lines

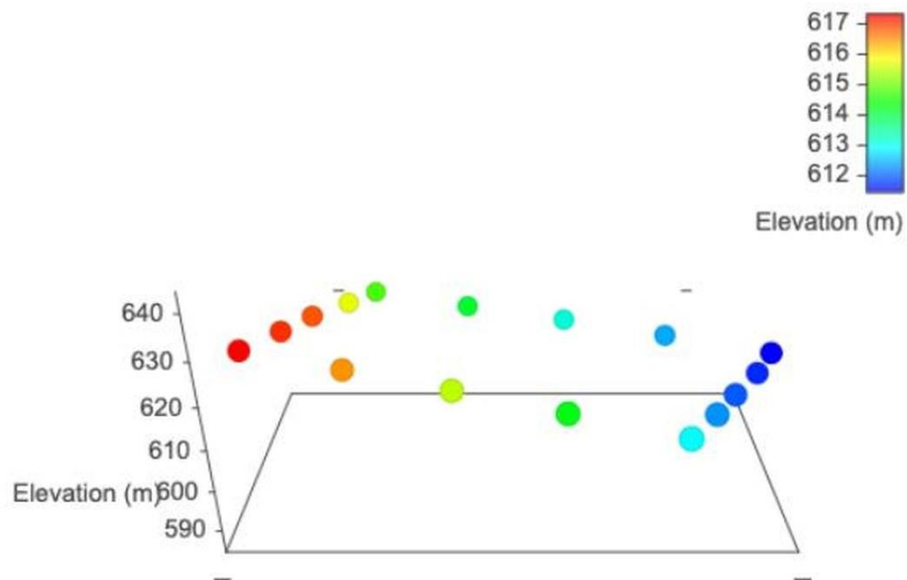
MUNICIPAL OWNED
RDCK OWNED
Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 617.32 m | Min Elevation: 611.44 m | Difference: 5.88 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
P1	Park and Open Space Zone

FLOOR PLANS



TOTAL: 1508 sq. ft

1st floor: 1508 sq. ft

EXCLUDED AREAS: PORCH: 153 sq. ft, COVERED PATIO: 112 sq. ft

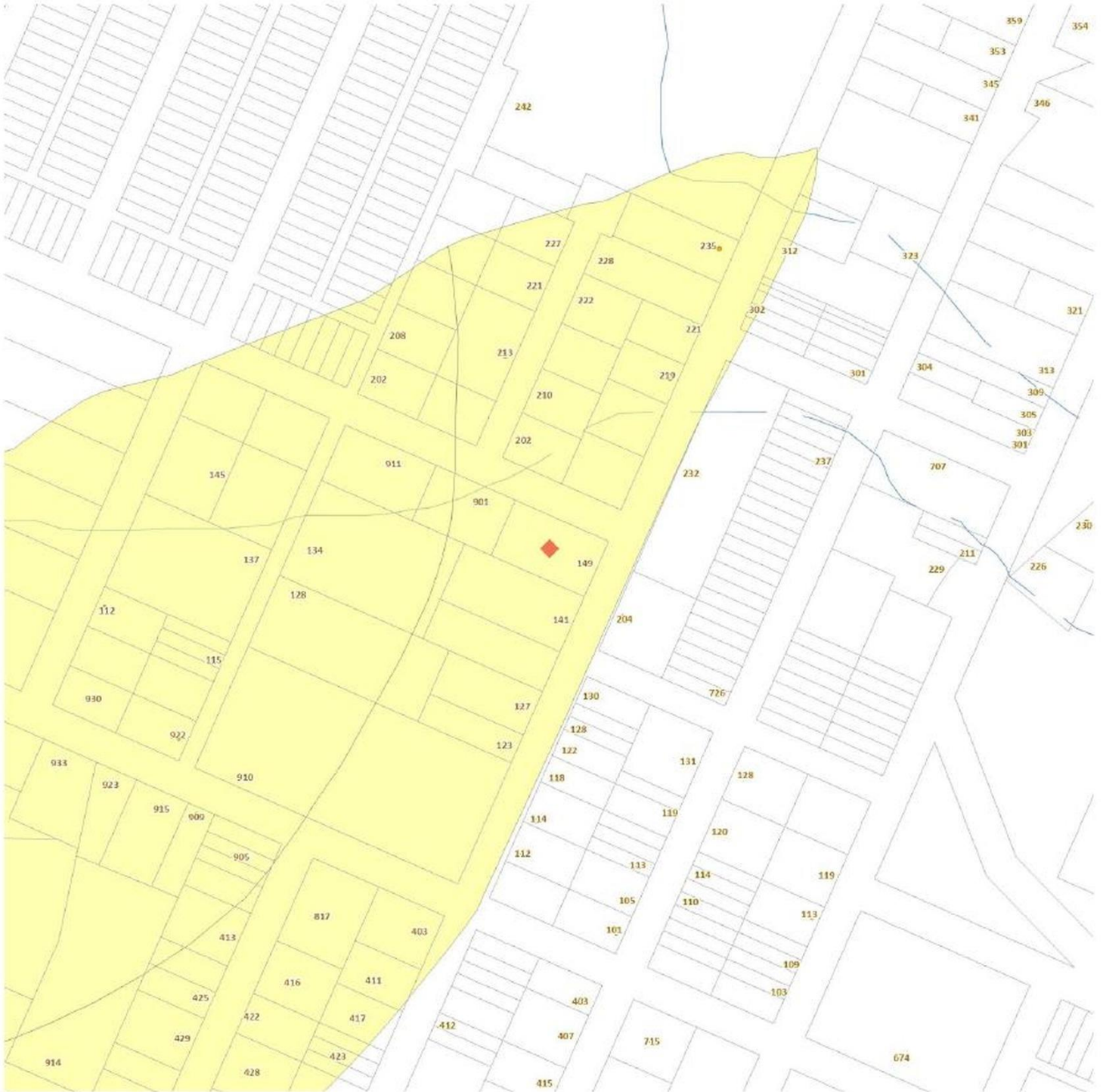
Drawing Scale And Dimensions Are Approximate - Actual Measurements May Vary



Floor plan shows the main floor only, measured at 1,508 sq ft, and excludes the covered patio (112 sq ft) and porch (153 sq ft). The 1,807 sq ft finished area quoted elsewhere in this package is that main floor plus 299 sq ft of finished area below grade, which is not drawn here. The property summary in this package shows 1,568 sq ft, a third-party record measured on a different basis. All measurements are approximate; buyers should verify.

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

PICTURES



COMMUNITY INFORMATION

Distances from Kaslo

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>