

202 B Avenue,  
Kaslo BC  
\$840,000

Kootenay  
BC



FAIR REALTY

REAL ESTATE 



# DETAILS

Steps from Kootenay Lake in sought-after Lower Kaslo, Lower Kaslo, this character two-storey home sits directly across from the beach, Vimy Park, and the village campground, with swimming, paddling, and the sandy lakeshore just across the street, while Front Street's shops, cafés, and amenities are only a block away.

Originally built in 1910 and thoughtfully updated, the 1,914 sq ft home offers 2+ bedrooms, 2 bathrooms, hardwood floors, a cozy wood stove, an efficient heat pump, and a bright, open layout. Multiple decks capture mountain views, while fibre-optic internet provides an excellent work-from-home setup.

The detached garage/workshop adds exceptional flexibility, featuring a self-contained one-bedroom, one-bathroom guest suite above—ideal for extended family, guests, a home office, or potential rental income. A separate shed and boat shed provide convenient storage for paddleboards, kayaks, bicycles, and other recreational gear.

From families and multi-generational households to professionals, remote workers, and seasonal owners, this Lower Kaslo property fits a wide range of lifestyles—live in one space and rent the others, spread out as a single family home, or keep it all as one. Walk to the beach, ball fields, schools, shopping, and restaurants, with the Kaslo Golf Course just minutes away.

**MLS 10393002 · Lot Size 8,250 sq ft (75 × 110) · Zoning R1 · Services: Municipal water & sewer, FortisBC hydro, fibre-optic internet**



# EXPENSES



## Property Taxes:

2026  
\$5,079



## Insurance (Western):

residential est.  
~\$1,500 / year



## Water / Sewer:

2025 Municipal  
\$810.30 / year



## Internet (KIN):

2026  
to be confirmed



## Hydro (FortisBC):

2025  
\$80 avg / month

*\*Buyers must do their own due diligence of services/utilities availability, and the connection/installation costs involved. Hydro shown is the main-house average (heat-pump primary); the garage is separately metered (~<\$100/month). Insurance reflects an estimated residential rate—verify current rate. Internet cost to be confirmed.*

# RDCK MAP



## RDCK Property Report

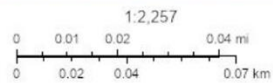
### Area of Interest (AOI) Information

Area : 0.19 acres

Jun 28 2026 9:03:43 Pacific Daylight Time



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



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Esri Community Map 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	533.00480.000	025-884-182	202 B AVE, KASLO	Single Family Dwelling	NEP1615
#	LTO Number	Lot	Block	District Lot	Land District
1	CB246688	-	12	208	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(acres)	
1	PARCEL F BLOCK 12 PLAN NEP1615 DISTRICT LOT 208 KOOTENAY LAND DISTRICT (KW30692)	8250	SQUARE FEET	0.19	

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	202 B AVE	-	202	B	AVE	Kaslo	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.19

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.19

## Water Systems

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

## Zoning

#	ZoningClass	Class Description	Area Name	Bylaw Number	DocumentLinkURL	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	-	0.19

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	1280	RC	Core Residential	Suburban Residential	-	0.19

## Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Kaslo River -1-E	Kaslo River -1-E	A	1	0.19

## Flood Construction Levels - 1990

# SUMMARY

## Summary Sheet

### 202 B AV Kaslo BC



PID	025-884-182
Registered Owner	PR*, M*
Legal Description	PARCEL F (KW30692) BLOCK 12 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 1615
Plan	NEP1615
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: <a href="#">Core Residential</a> , not in ALR

Year Built	1910	Structure	SINGLE FAMILY DWELLING
Lot Size	8218.56 ft <sup>2</sup>	Floor Area	1914 Ft <sup>2</sup>
Bathrooms	1	Bedrooms	3
Max Elev.	546.00 m	Min Elev.	544.14 m
Walk Score	55 / Somewhat Walkable	Transit Score	-
Tax Year	2025	Annual Taxes	\$4,797.02

#### ASSESSMENT

	2024	%	2025
Building	\$478,000	↑ 9.41	\$523,000
Land	\$193,000	↑ 9.33	\$211,000
Total	\$671,000	↑ 9.39	\$734,000

#### APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$734,000	↑ 995.52
Sales History	16/12/2003	\$67,000	-

#### RECENT MLS® HISTORY

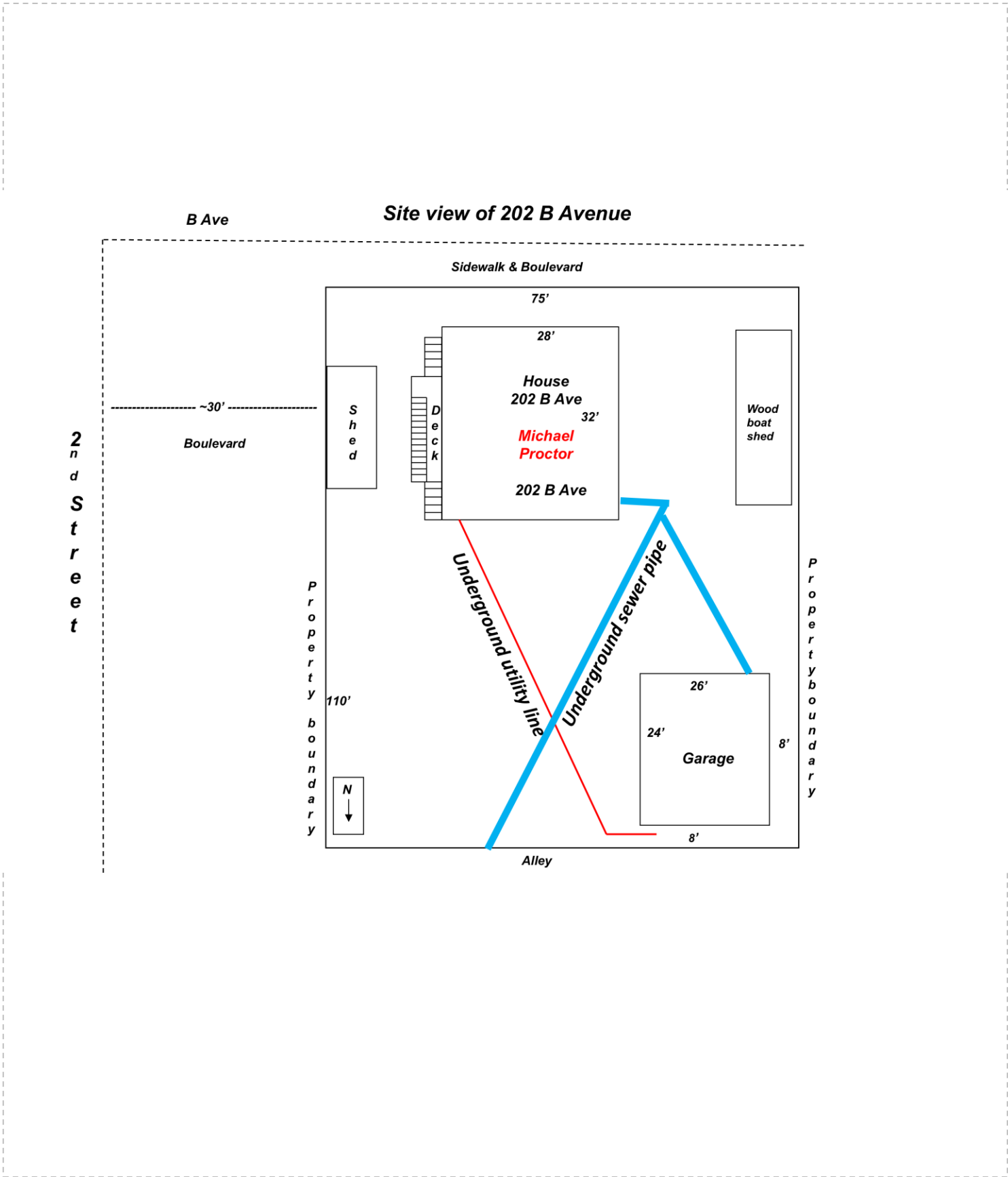
MLS® History is not available.

#### DEVELOPMENT APPLICATIONS

-

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

# UTILITIES MAP



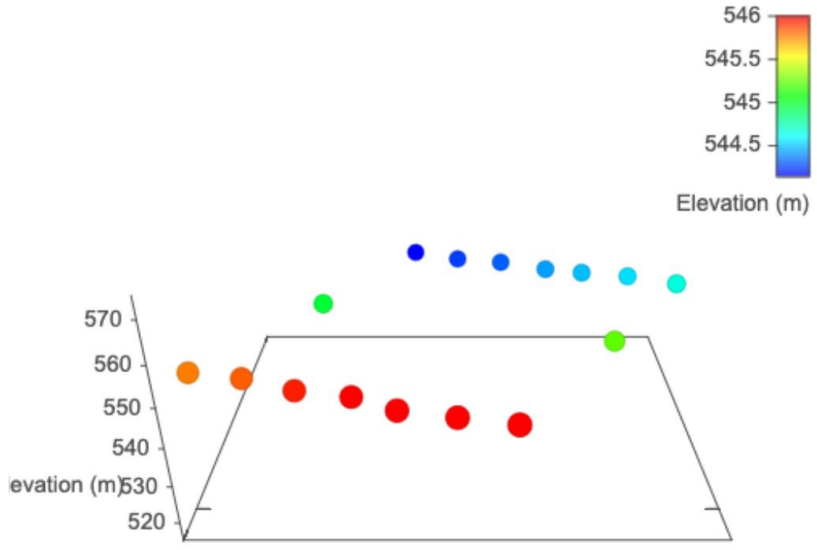
# ELEVATION

Estimated Lot Dimensions and Topography



leaflet | Tiles © Esri — Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, UPR-EGP, and the GIS User Community

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



Max Elevation: 546.00 m | Min Elevation: 544.14 m | Difference: 1.86 m

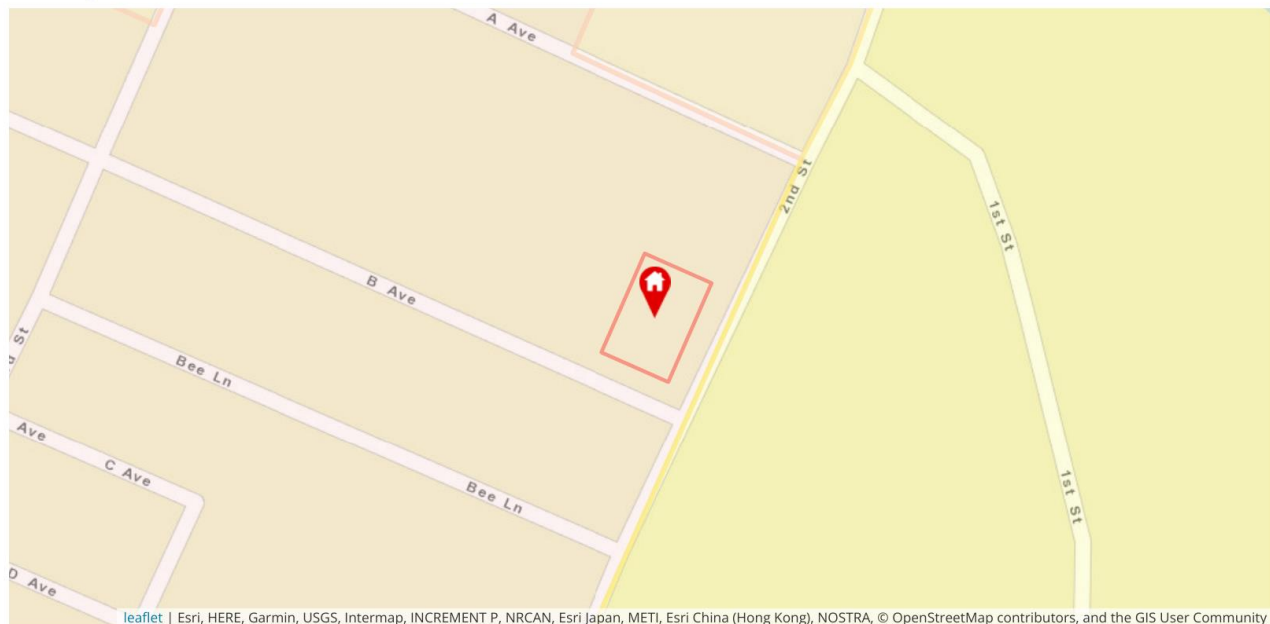
# ZONING

Land Use

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: <a href="#">R1</a> Description: Single Family and Two Family Residential Zone
Official Community Plan	<a href="#">Core Residential</a>
Neighbourhood Community Plan	Not Applicable
Floodplain Data	<b>Floodplain Name: Kaslo River (at Kaslo)</b> Designation Date: Mar.84 Feature Type: Floodplain Feature Code GB11355000 Drawing No.: 5521 File No.: 0305030-6, <a href="#">Floodplain</a> Title: BC Flood Hazard Map 2004 Name: Kaslo River (at Kaslo) Drawing: 5521 File: 0305030-6 Designation date: Mar.84, <a href="#">High Hazard Area db-525</a> Title: BC Flood Hazard Map 2004 Name: Kaslo River -1-E Receiving: Kootenay Lake Hazard: 1 Comments: Refer to MS-Word Document

## Zoning

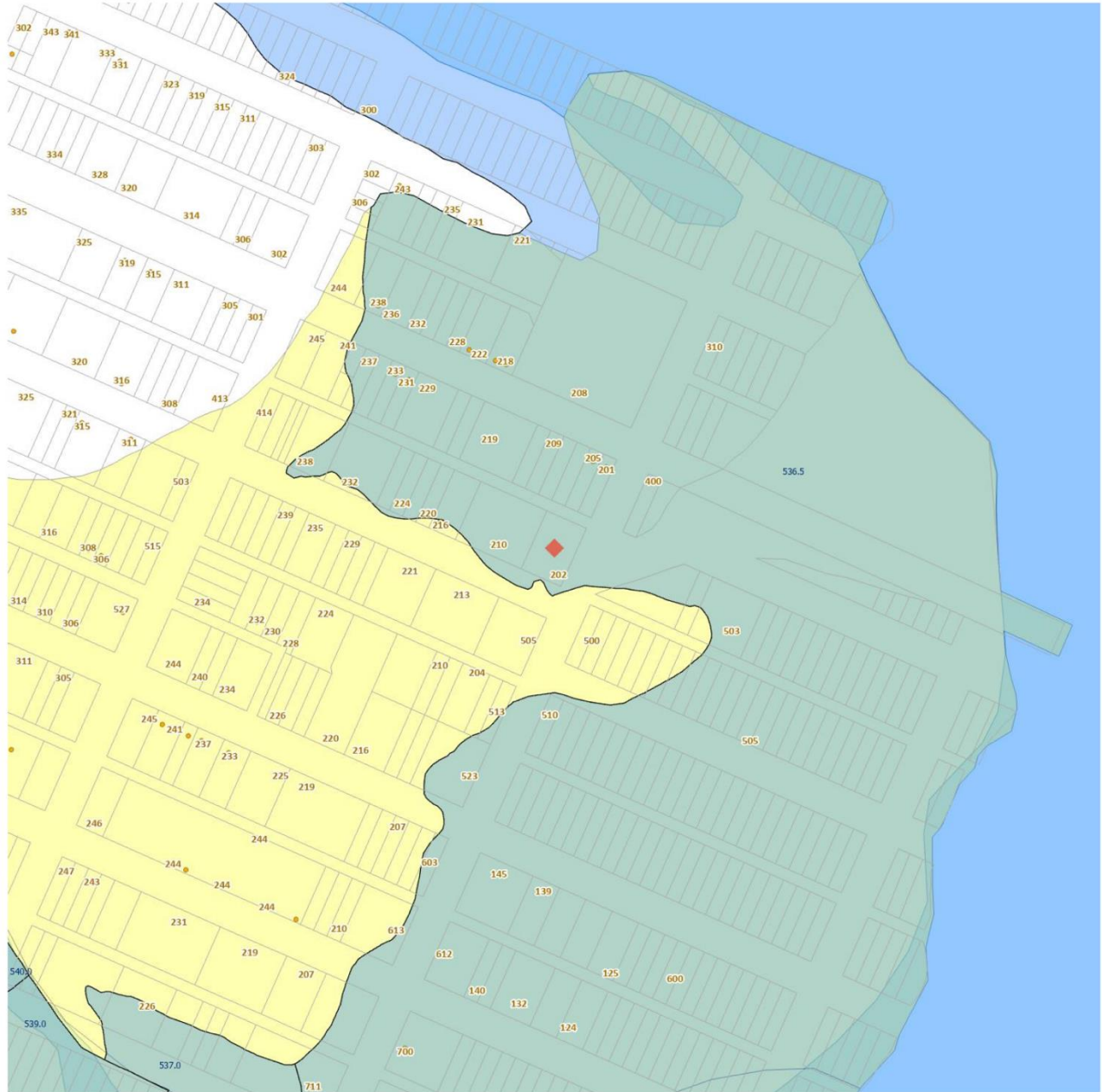


## Subject Property Designations:



# 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

# FLOOR PLANS



**TOTAL: 2322 sq. ft**  
 GARAGE: 0 sq. ft, MAIN HOUSE DOWNSTAIRS: 871 sq. ft, UPSTAIRS SUITE: 580 sq. ft, MAIN HOUSE UPSTAIRS: 871 sq. ft  
 EXCLUDED AREAS: 2-CAR GARAGE: 580 sq. ft, PORCH: 183 sq. ft, PATIO: 211 sq. ft,  
 WALLS: 218 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	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 Vallev	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
Dentist	Kootenay Boundary Regional Hospital, Trail (24/7 ER)	139	approx. 1 hr 55 – 2 hr 15
	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>