

**6582 Nixon Road,
Appledale BC
\$720,000**



REAL ESTATE 


FAIR REALTY



DETAILS

Every home is unique – perfect for some, but not for all. So who is this property perfect for? It might be you if:

- You want a charming, updated, and low-maintenance home.
- You want rental income, or a separate space for guests.
- You want a country lifestyle, but without a giant property to manage.
- You want to grow your own food, or raise animals.
- You value privacy.
- You love being near the river, lake, and mountains.
- You appreciate being in Nature.
- You want to be secluded, but still a reasonable commute to Nelson, Castlegar, and Slocan

If this sounds like you, please come and see this beautiful 3 bed 1 bath country house on 1.2 acres, featuring an additional 1 bed 1 bath legal studio suite, a lovely remodeled kitchen, a fenced area for gardening, a chicken coop, an old hay barn for storage, two 30-AMP RV parking hookups, a brand-new woodstove, and so much more. Oh, and it's only a few minutes walk to a wonderful little swimming hole on the Slocan River.

As an extra bonus, this home is being offered fully furnished, including furniture, kitchenware, yard tools, appliances...everything! This is truly a turnkey opportunity. Pick up the keys, walk through your new front door, and everything you need is already waiting for you. No need for the expense and hassle of moving.

The seller absolutely loves this place but wants to move closer to family. A good opportunity for you :)

MLS: 10392220 Lot Size: 1.2 acres Services: Electric, septic, water license.



EXPENSES



Property Taxes:

2026
\$3561.39



Insurance:

2025
\$186/month



Water:

2026 Water License
\$50/year



Internet (Telus):

2026
\$98 / month (includes landline)



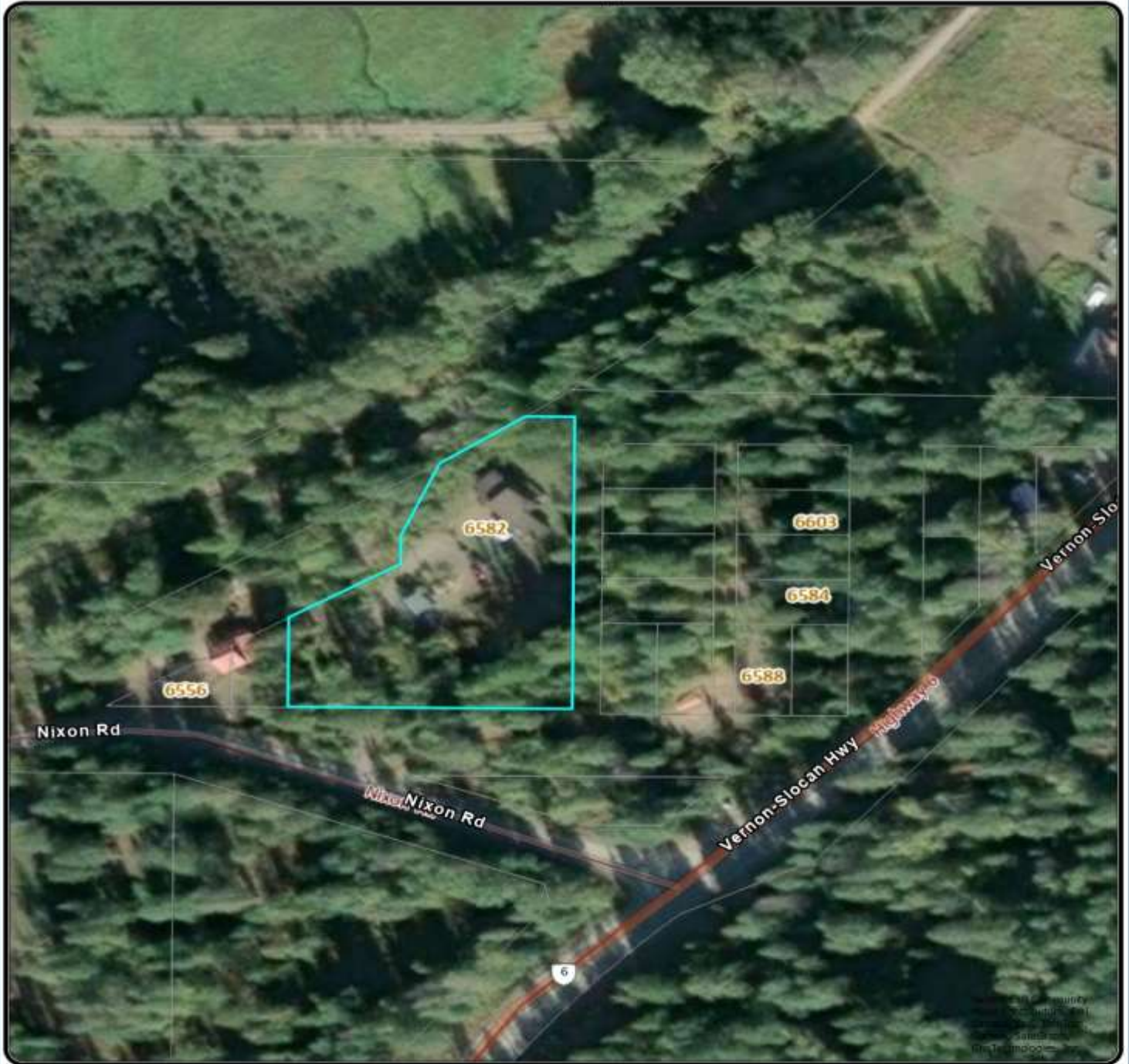
Hydro (FortisBC):

2026
\$200 avg / month –Main House
\$100 avg / month – Suite

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

RDCK MAP

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Legend

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

Map Scale:

1:2,257

Date: June 20, 2026



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK REPORT

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Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	707.20427.190	029-539-137	6582 NIXON RD, APPLEDALE	Residential Dwelling with Suite	EPP46959
#	LTO Number	Lot	Block	District Lot	Land District
1	CB1583517	A	-	383	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(acres)	
1	LOT A PLAN EPP46959 DISTRICT LOT 383 KOOTENAY LAND DISTRICT	1.208	ACRES	1.20	

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	6582 NIXON RD	-	6582	NIXON	RD	Appledale	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area H - The Slocan Valley	Walter Popoff	1.20

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	1384	WINLAW	1.20

Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	1.20

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

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SUMMARY

Summary Sheet

6582 NIXON RD Rural BC V0G 2J0



PID	029-539-137
Legal Description	LOT A DISTRICT LOT 383 KOOTENAY DISTRICT PLAN EPP46959
Plan	EPP46959
Zoning	
Community Plan(s)	In ALR

Year Built	1952	Structure	RESIDENTIAL DWELLING WITH SUITE
Lot Size	1.21 acres	Floor Area	1676 Ft ²
Bathrooms	2	Bedrooms	4
Max Elev.	538.37 m	Min Elev.	529.93 m
Walk Score	-	Transit Score	-
Tax Year	2026	Annual Taxes	\$3,561.39

ASSESSMENT

	2025	%	2026
Building	\$532,000	↑ 3.76	\$552,000
Land	\$124,000	↑ 18.55	\$147,000
Total	\$656,000	↑ 6.55	\$699,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$699,000	↑ 4.48
Sales History	09/09/2024	\$669,000	↑ 178
	08/07/2016	\$240,900	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2475014KO	Sold 09/09/2024	192	\$668,000 / \$669,000	Fair Realty (Nelson)
2472998KO	Expired 02/11/2023	64	\$715,000 / \$0	Coldwell Banker Rosling Real Estate (Nelson)
2413666KO	Sold 08/07/2016	42	\$244,900 / \$240,900	Valhalla Path Realty

DEVELOPMENT APPLICATIONS

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

UTILITIES MAP

Regional District of Central Kootenay GIS

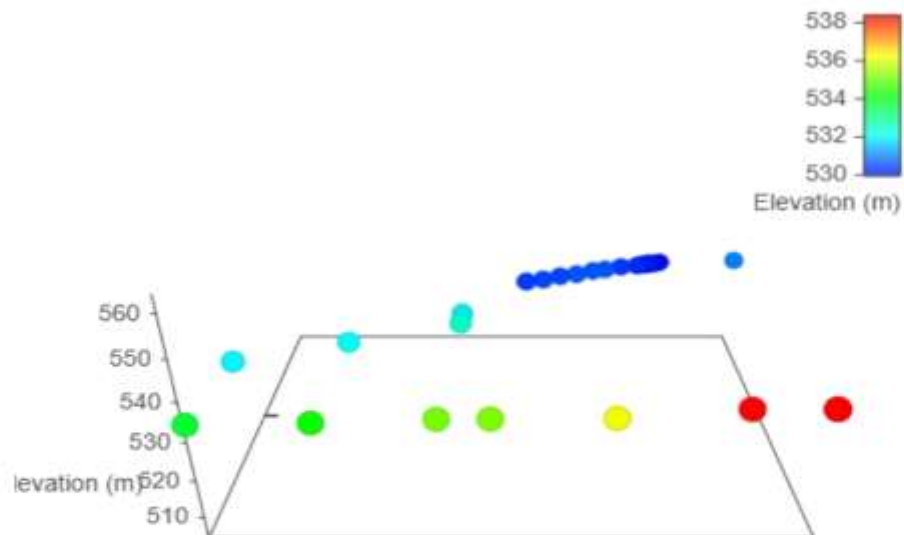
Utilities

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 538.37 m | Min Elevation: 529.93 m | Difference: 8.44 m

ZONING

Land Use

Zoning



Subject Property Designations:

Not Applicable

FLOOR PLANS

6582 Nixon Rd, Appledale, BC

Main Floor Exterior Area 1109.51 sq ft
Interior Area 1027.00 sq ft



PREPARED: 2026/08/26

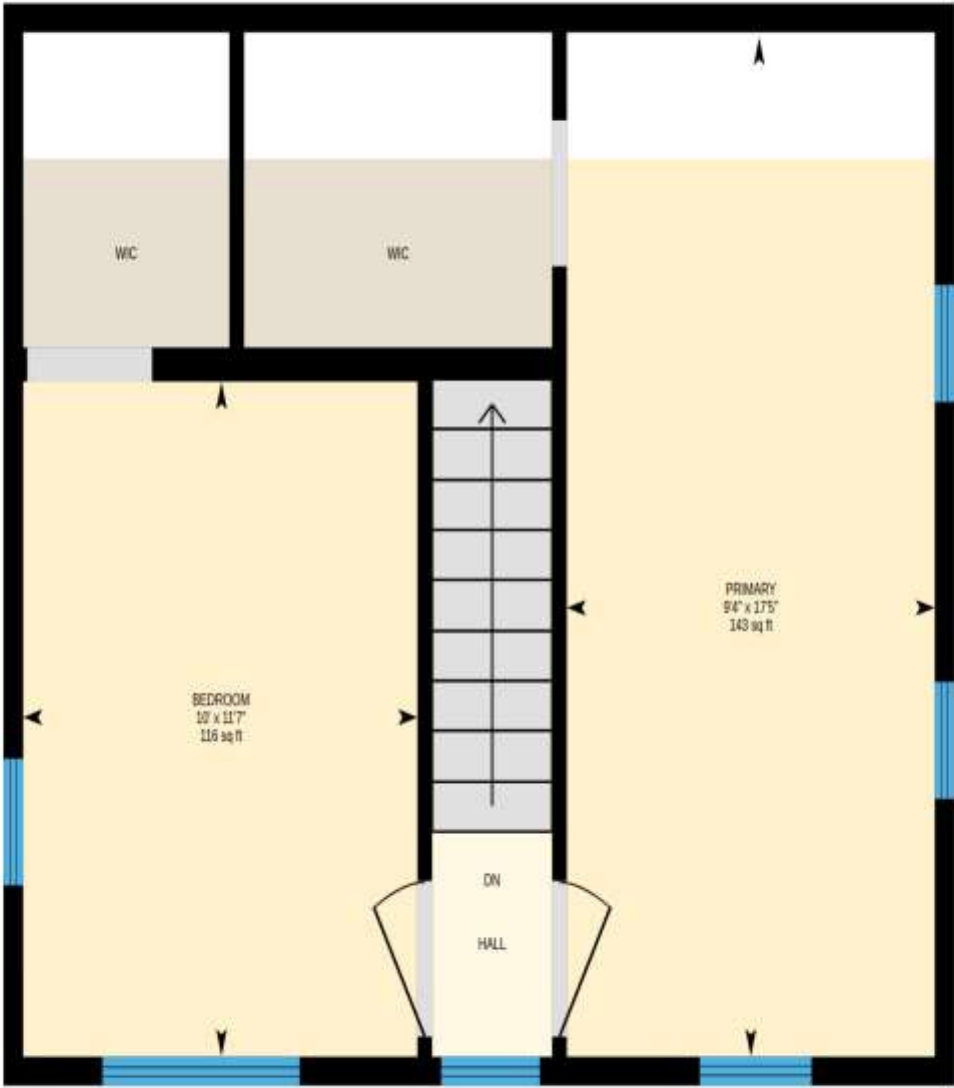


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

FLOOR PLANS

6582 Nixon Rd, Appledale, BC

Upper Floor: Exterior Area 396.43 sq ft
Interior Area 355.55 sq ft
Excluded Area 50.10 sq ft



0 2 4 ft

PREPARED: 2026/08/25



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

FLOOR PLANS

6582 Nixon Rd, Appledale, BC

Suite Exterior Area 515.03 sq ft
Interior Area 467.33 sq ft



0 2 4
ft

PREPARED: 2026/08/26

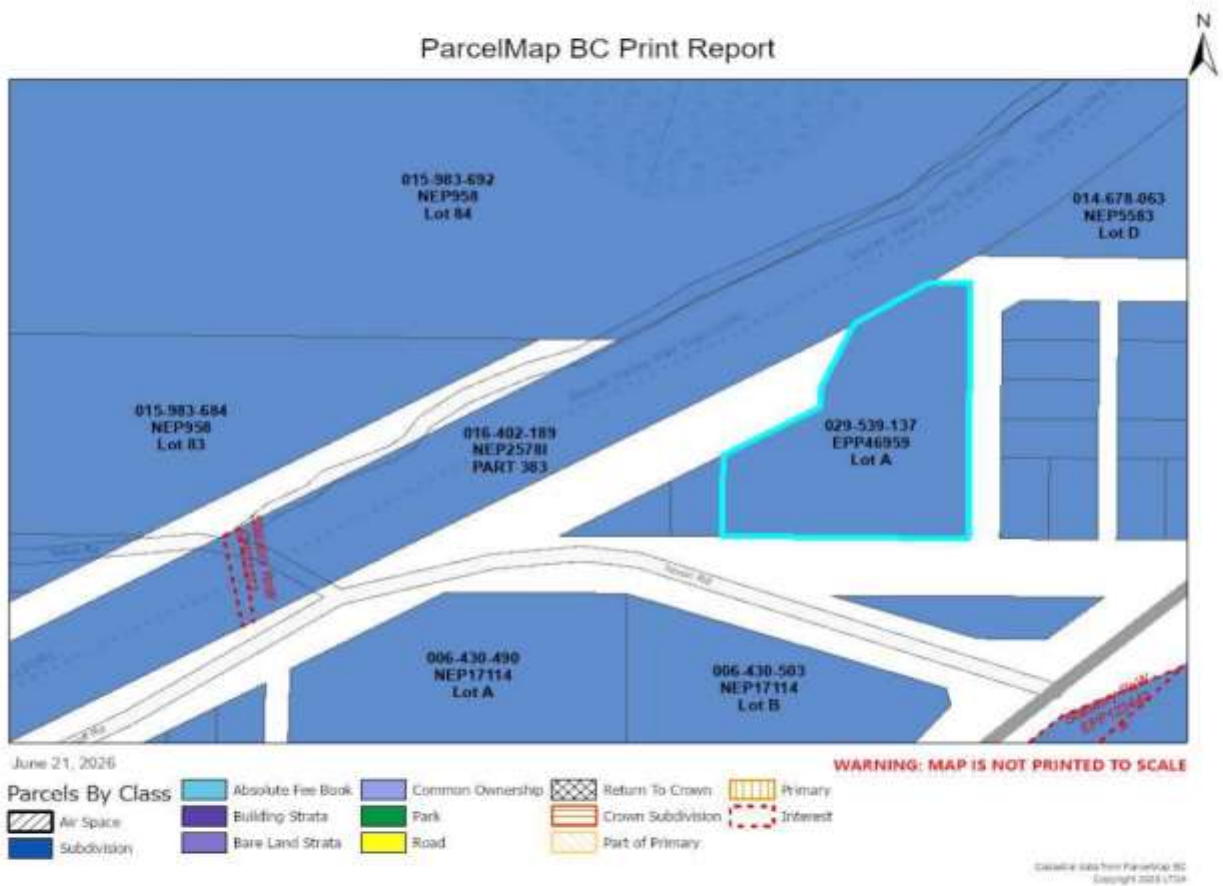


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

LTSA MAP

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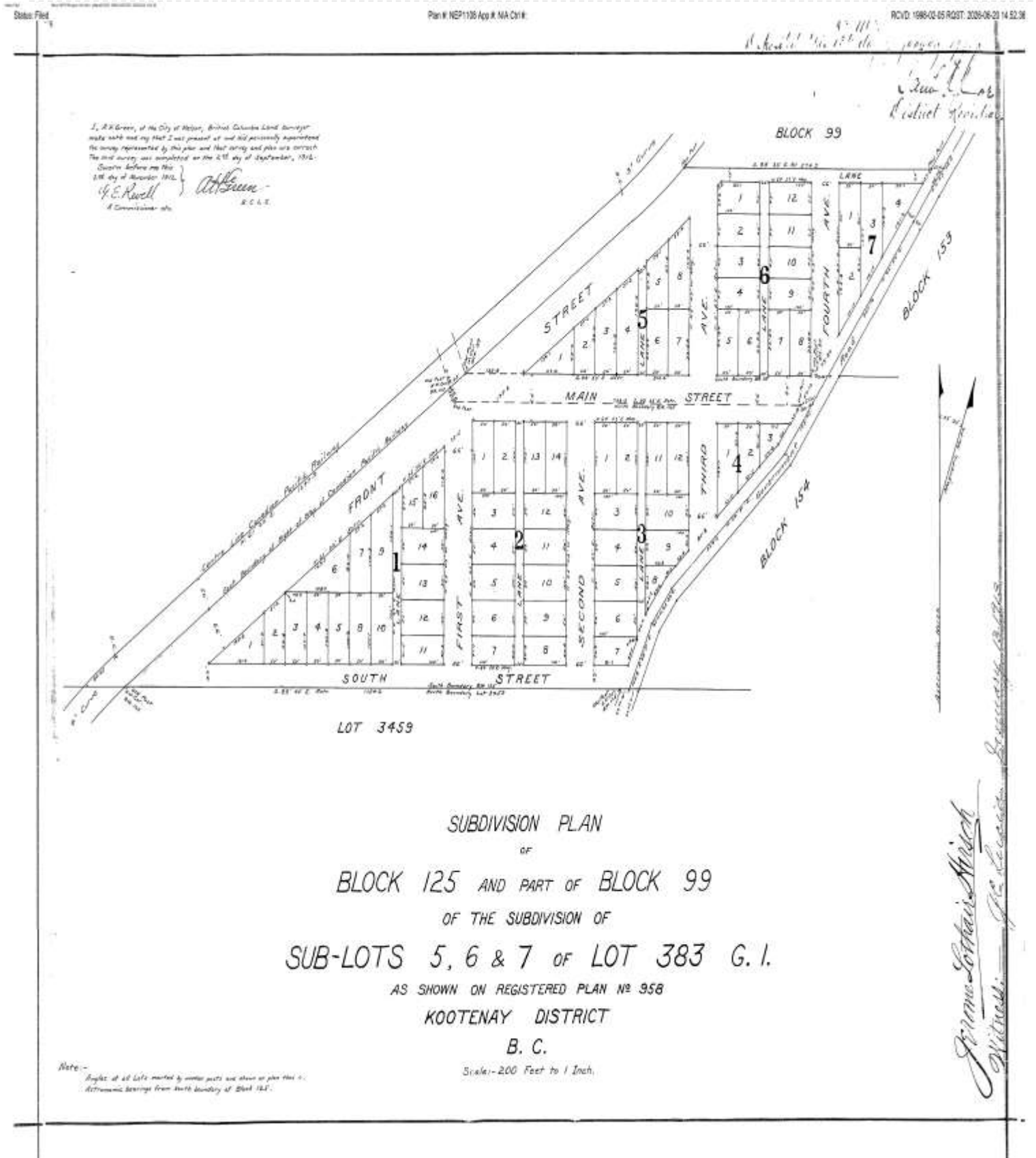
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SUBDIVISION PLAN



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	Winlaw Elementary School, Winlaw	7	8–10 min
	Vallican Whole School (K–7), Vallican	6.1	8–10 min
	W.E. Graham Community School (K–9), Slocan	21	20–25 min
	Mount Sentinel Secondary (8–12), South Slocan	30	25–35 min
Shopping	Downtown Winlaw (Highway 6)	6.5	8–10 min
	Slocan Park	12	12–15 min
	Baker Street, Nelson	44.7	35–45 min
Airport	West Kootenay Regional Airport, Castlegar	41.2	35–45 min
	Trail Regional Airport	80.8	1 hr 5 – 1 hr 15
Major Cities	Nelson, BC	44.7	35–45 min
	Castlegar, BC	41.2	35–45 min
	Slocan, BC	21	20–25 min
	New Denver, BC	55	45–55 min
	Trail, BC	80.8	1 hr 5 – 1 hr 15
	Kelowna, BC	347	4 – 4.5 hr
	Calgary, AB	615	7.5 – 8 hr
	Vancouver, BC	660	8 – 8.5 hr
Hospital / Medical Centre	Slocan Community Health Centre, New Denver	55	45–55 min
	Kootenay Lake Hospital, Nelson	44.7	35–45 min
	Kootenay Boundary Regional Hospital, Trail	80.8	1 hr 5 – 1 hr 15
Dentist	Kootenay Lake Dental Clinic, Nelson	45	35–45 min
	Silverton Dental Clinic, Silverton	60	50 min – 1 hr
Postal Services	Canada Post, Winlaw	6.3	8–10 min
Library	Slocan Community Library	26	25–30 min

Slocan Valley

The Slocan Valley is a 100 km long valley running between the Arrow and Slocan Lakes in the Selkirk Mountains of southeast British Columbia. The valley is home to a string of small unincorporated communities — Winlaw, Vallican, Passmore, Crescent Valley, Slocan Park, Appledale and others — connected by Highway 6 from South Slocan in the south to the Village of Slocan at the south end of Slocan Lake. The area is characterized by rural acreages, a strong arts and back-to-the-land culture, and reliance on Nelson and Castlegar for major services.

Slocan Valley (Winlaw, Vallican, Passmore, Slocan Park & rural communities)

The Slocan Valley is a rural corridor stretching roughly 100 km between South Slocan and the Village of Slocan, connecting a series of small communities including Winlaw, Vallican, Passmore, and Appledale. The valley is accessed primarily via Highway 6, with travel times of approximately 35–40 minutes to Nelson and similar distances to Castlegar depending on location within the valley. Services are spread throughout the region, with most residents relying on nearby towns such as Nelson or Castlegar for major shopping, healthcare, and employment. The valley is known for its rural character, agricultural presence, and a strong culture of independent and small-scale living.

Weather

Avg Yearly Rainfall: 950 mm

Avg Winter Snowfall: 130 cm

Avg High Temp: 25°C

Avg Low Temp: -5°C

COMMUNITY INFORMATION

Recreational Facilities

The Slocan River, running the length of the valley, is a destination for kayaking, canoeing, swimming, fishing and tubing. The Slocan Valley Rail Trail — an approximately 50 km gravel multi-use path along the former CPR rail line — connects South Slocan to the Village of Slocan and is popular with cyclists, walkers and Nordic skiers. The valley provides access to Valhalla Provincial Park, Kokanee Glacier Provincial Park and extensive forest service road networks for backcountry recreation. Mountain biking, rock climbing at the Slocan Bluffs and the Vallican boulders, and river rafting on the Slocan River are well established. Several public beaches and swimming holes line the river.

Historic and Heritage Sites

The Slocan Valley was a primary settlement area for Doukhobors after their migration from Russia starting in 1908. Original Doukhobor communal villages, prayer homes and orchards remain in Winlaw, Vallican, Passmore and Crescent Valley, and the cultural legacy is visible in place names, family lineages and architecture. The valley's back-to-the-land movement in the 1960s and 70s added another cultural layer; the Vallican Whole School is one of Canada's longer-running alternative schools. The Brilliant Cultural Centre near Castlegar and the Slocan Heritage Society preserve aspects of this Doukhobor history.

Festivals and Events

The Slocan Valley Co-op Saturday market in Winlaw is a year-round community gathering. Annual events include the Vallican Whole community gatherings, the Slocan Valley Threads Guild events, Slocan Days in the Village of Slocan in July, and the Hills Garlic Festival in early September in nearby New Denver — a long-running festival that draws thousands of visitors. Various harvest celebrations and community fairs through fall round out the calendar.

Geography

The Slocan Valley extends approximately 100 km from South Slocan in the south (where the Slocan River joins the Kootenay River) to the Village of Slocan at the south end of Slocan Lake. Elevation in Winlaw is approximately 540 m. The valley is enclosed by the Valhalla Range to the west and the Bonnington and Selkirk Ranges to the east. The climate is moister than surrounding valleys due to the Pacific air drawn north up the Slocan River corridor, and winters are typically cold with significant snowfall on the surrounding peaks. Highway 6 runs the length of the valley.

RESOURCES

Helpful links and contacts for new residents:

KootenayBC Real Estate

<https://kootenaybc.com>

Slocan Valley Chamber of Commerce

<https://www.slocanvalleychamber.com>

Slocan Valley & Area Guide

<https://slocanvalley.com>

Regional District of Central Kootenay (RDCK)

<https://rdck.ca>

Building & Permits — RDCK (Slocan Valley is split across Areas H, G — confirm your specific electoral area)

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

Waste Disposal — Slocan 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>

Slocan Community Health Centre, New Denver (closest local clinic)

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

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 — 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>

Slocan Community Library

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