

233 D Avenue,
Kaslo, BC
\$650,000

Kootenay
BC



FAIR REALTY

REAL ESTATE



DETAILS

Open-Concept Home with Stunning Custom Details

Immaculate and beautifully finished, this bright and airy open-concept home offers a polished, move-in-ready feel throughout. Thoughtfully designed with excellent flow, the living spaces connect seamlessly, creating a warm and welcoming atmosphere that is perfect for both everyday living and entertaining. The custom kitchen is a standout feature, complete with new appliances, and stylish finishes that make hosting family and friends a pleasure. The open-concept layout with wood accents creates an inviting space for gathering, while maintaining a comfortable and functional feel.

The completely renovated bathroom blends modern updates with timeless charm, featuring a beautifully refinished clawfoot tub. Recent upgrades include a new hot water tank, freshly painted interior walls and ceilings, new light fixtures throughout, and new solid-core interior doors with updated hardware. The basement has been enhanced with custom-built storage units and additional closet space for practical, organized living. Outside, enjoy a spacious backyard oasis with a firepit, mature raspberry bushes, and fragrant lilacs—an ideal setting for summer barbecues, evening gatherings, and relaxed outdoor living. Recent exterior updates include stamped concrete pathways and fresh paint on the home, fence, and shed.

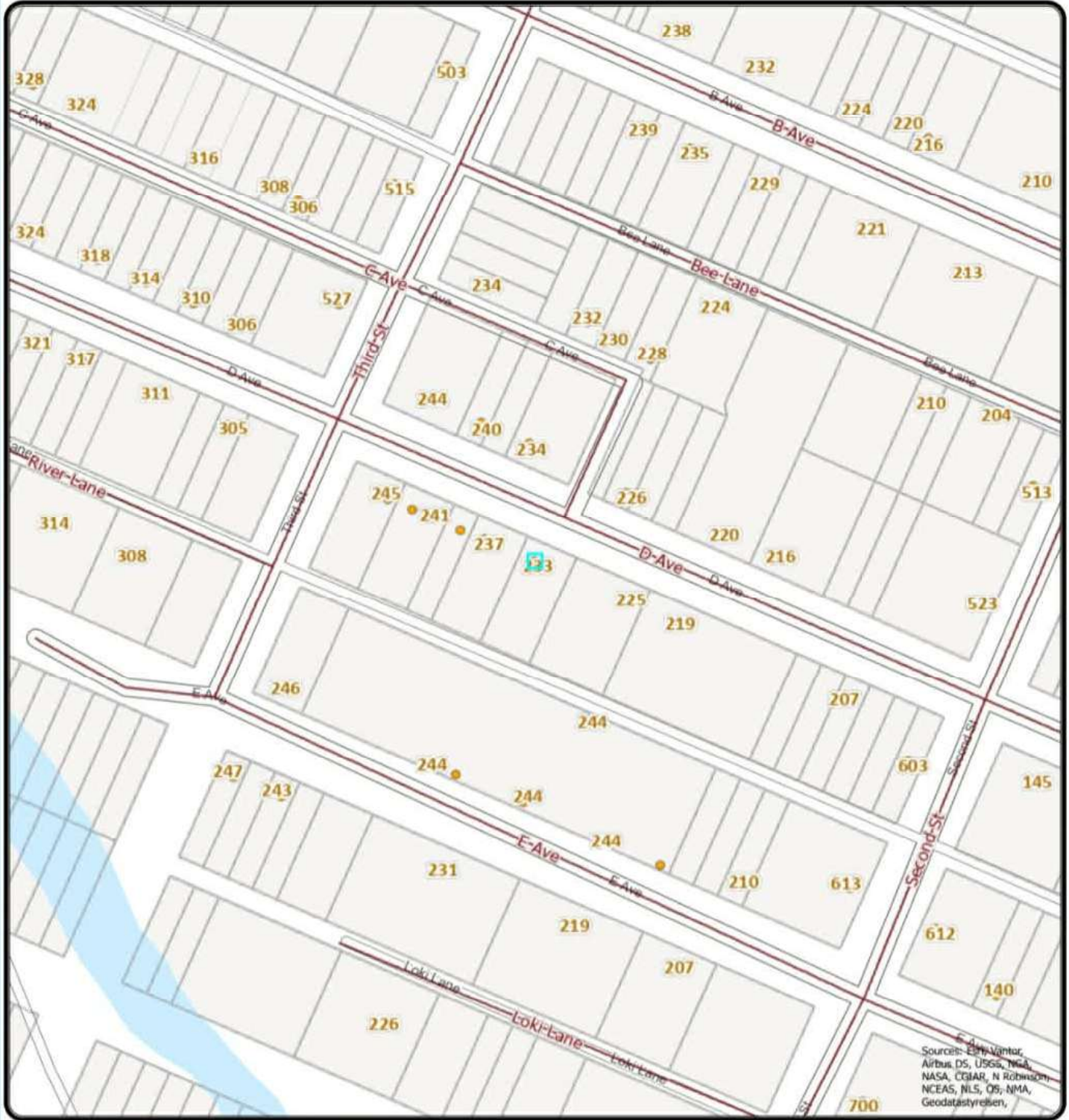
Ideally located just a 5-minute walk from downtown Kaslo and the shores of Kootenay Lake, this meticulously maintained home offers the perfect blend of comfort, style, and convenience.

MLS: 10390154 Lot Size: 110 x 50 Services: hydro, septic, municipal water, internet



RDCK MAP

233 D Avenue RDCK Map



Sources: Esri, Vantor, Airbus, DS, USGS, Terra, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasys, etc.



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 5, 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

Cadastre Legal Parcel

Field	Value
Folio	533.00187.025
PID	026-937-930
Site Address	233 D AVE, KASLO
Actual Use	Single Family Dwelling
Plan Number	NEP393
LTO Number	CB843763
Lot	
Block	24
District Lot	209
Land District	KOOTENAY
Legal Description	PARCEL C BLOCK 24 PLAN NEP393 DISTRICT LOT 209 KOOTENAY LAND DISTRICT (BEING A CONSOLIDATION OF LOTS 16 & 17, SEE LB867,DL 209, KD, PL 393)
Lot Size	5500
Lot Description	SQUARE FEET

SUMMARY



233 D AV Kaslo BC

PID	026-937-930	Legal Description	PARCEL C (BEING A CONSOLIDATION OF LOTS 16 AND 17, SEE LB867) BLOCK 24 DISTRICT LOT 209 KOOTENAY DISTRICT PLAN 393				
Zoning	R1 - Single Family and Two Family Residential Zone	Plan	NEP393				
		Community Plans(s)	OCP: Core Residential, not in ALR				
Floor Area	1791 Ft ²	Max Elevation	546.01 m	Year Built	1925	Transit Score	-
Lot Size	5496.52 ft ²	Min Elevation	545.00 m	Bedrooms	4	Walk Score	53 / Somewhat Walkable
Tax Year	2025	Annual Taxes	\$3,054.82	Bathrooms	1	Structure	SINGLE FAMILY DWELLING

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
2471044KO	Sold 23/08/2023	72	\$498,000 / \$498,000	Fair Realty (Kaslo)
2406395KO	Sold 20/08/2015	33	\$245,000 / \$236,000	Coldwell Banker Rosling Real Estate (Kaslo)

APPRECIATION

	Date	(\$)	% Change
Assessment	2026	\$465,000	-6.63 %
Sales History	23/08/2023	\$498,000	111.02 %
	20/08/2015	\$236,000	

DEVELOPMENT APPLICATIONS

No records found for this parcel

ASSESSMENT

	2025	2026	% Change
Building	\$314,000	\$292,000	-7.01 %
Land	\$165,000	\$173,000	4.85 %
Total	\$479,000	\$465,000	-2.92 %

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

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

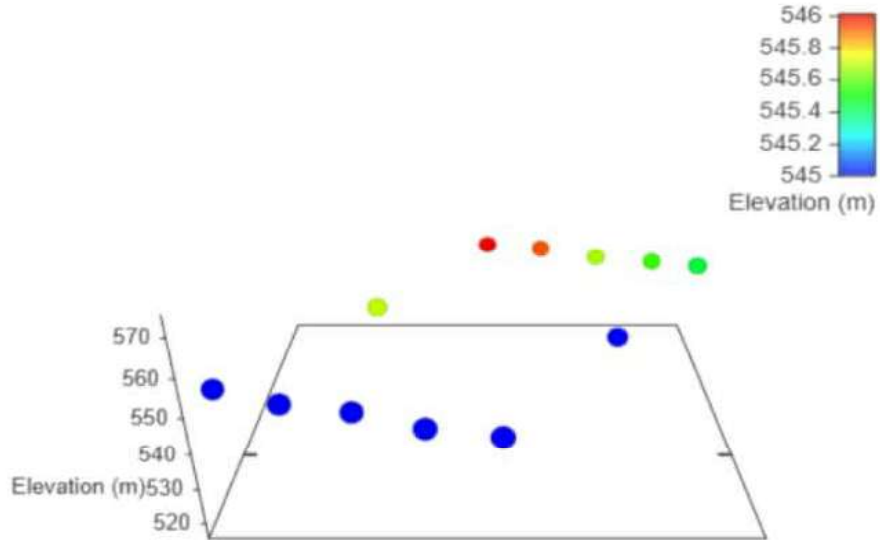
ELEVATION

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: 546.01 m | Min Elevation: 545.00 m | Difference: 1.01 m

TAX

AOIR Tax Record Detail

Tax Record Detail

DB Modified: 2024-12-08

Prop Modified: 2024-12-08

Jurisdiction: 533 Village of Kaslo

Roll No: 187025

Address: 233 D AVE

PID/MHR Details

PID #: 026-937-930

MHR(s):

Municipal Taxes

Tax Year: 2025

Gross Taxes: \$3,055

Actual Values

Year: 2025

Land: \$165,000

Imprvmnt: \$314,000

Total: \$479,000

Taxable Values

Municipal	Land	Imprvmnts	Total	Sch/Hosp	Land	Imprvmnts	Total
Gross:	\$165,000	\$314,000	\$479,000	Gross:	\$165,000	\$314,000	\$479,000
Exempt:	\$0	\$0	\$0	Exempt:	\$0	\$0	\$0
Net:	\$165,000	\$314,000	\$479,000	Net:	\$165,000	\$314,000	\$479,000

Legal Description

Plan: NEP393

Lot:

Block: 24

Dist Lot: 209

Section:

Range:

L.D.:

Freeform: (BEING A CONSOLIDATION OF LOTS 16 & 17, SEE LB867,DL 209, KD, PL 393)

Except Plan:

Lot Size

SqFt: 5,500.00

Width:

Acres: 0.13

Depth:

Last Three Sales per BCA

Date	Price	Title	Type
2023-08-22	\$498,000	CB843763	Improved Single Property Transaction
2015-08-19	\$236,000	CA4618547	Improved Single Property Transaction

Exemption/Taxation Code

Nghbrhd:

Tenure: Crown-Granted

Reg Dist:

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
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>