

**PCL A Hillside Avenue,
Kaslo BC
\$285,000**



REAL ESTATE



FAIR REALTY



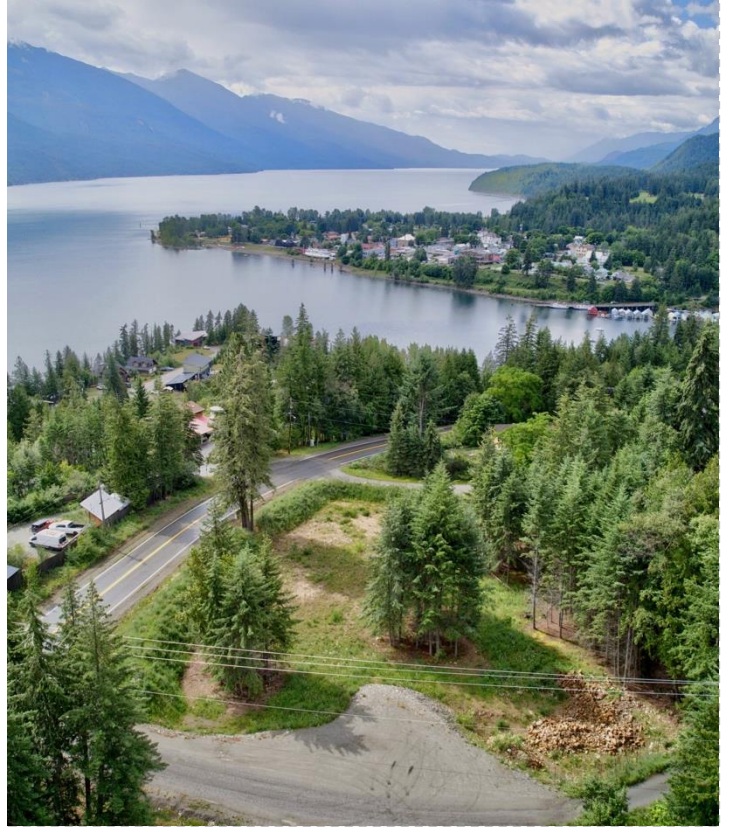
DETAILS

This mostly level 1.25-acre parcel sits within the Village of Kaslo, offering room to design a home, garage, workshop, gardens, and outdoor living spaces.

Municipal water, hydro, and telephone are at the road. Services are not connected, and a septic permit is required.

A mix of mature trees and open areas, along with views of Kootenay Lake and the Purcell Mountains, gives you flexibility in how you develop the property.

From here, it's an easy walk or bike ride to downtown, the waterfront, parks, the school, the health centre, shops, and restaurants.



MLS® 10394495 | 1.25 acres (54,450 sq ft) | Vacant residential land | Village of Kaslo | \$285,000

EXPENSES



Property Taxes:

2026
\$2,296



Telephone:

At road, not connected



Water:

Municipal — at road, not connected
Septic permit required



Insurance / Internet:

Not applicable — vacant land



Hydro (FortisBC):

At road, not connected

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

RDCK MAP

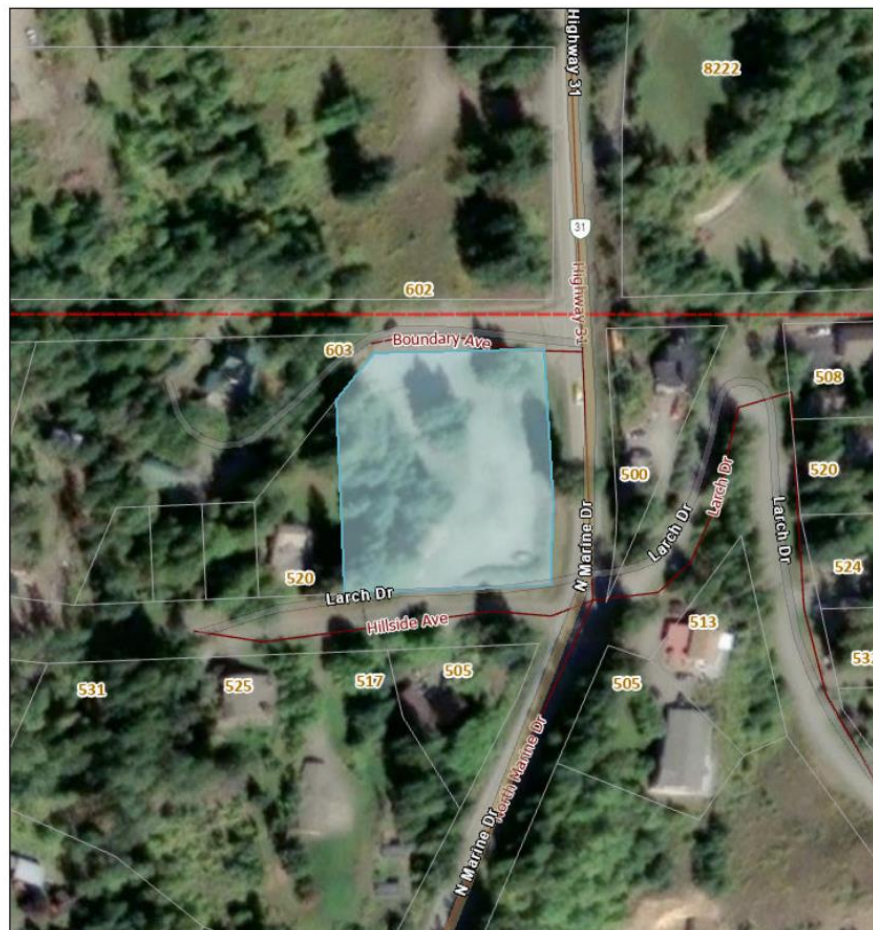


RDCK Property Report

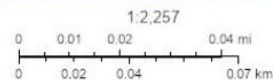
Area of Interest (AOI) Information

Area : 1.23 acres

Jun 30 2026 13:10:23 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, GeoGrid, GeoTechnologies, Inc., METRANSA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00456.085	017-753-104	HILLSIDE AVE, KASLO	Vacant Residential Less Than 2 Acres	NEP9248

#	LTO Number	Lot	Block	District Lot	Land District
1	CA8880289	-	-	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PARCEL A PLAN NEP9248 DISTRICT LOT 208 KOOTENAY LAND DISTRICT (SEE XF8818)	1.25	ACRES	1.23

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	1.23

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	1.23

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	1.23

Zoning

#	ZoningClass	Class Description	Area Name	Bylaw Number	DocumentLinkURL	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	-	1.23

Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	1280	RN	Neighbourhood Residential	Suburban Residential	-	1.23

Development Permit Areas

#	Bylaw	DPA_Type	DocumentLinkURL	Description	Area(acres)
1	1280	Kaslo - Wildfire Protection	1280 Village of Kaslo Official Community Plan	The Wildfire Protection DPA is designated to encourage development to be resilient to natural hazards and climate change as a key step towards making Kaslo a more resilient, fire-adapted community.	1.23

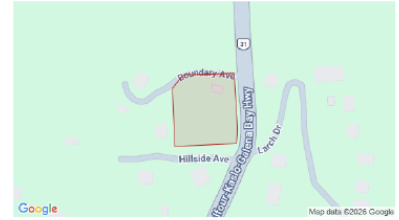
The mapping information shown are approximate representations and should be used for reference purposes only.

SUMMARY

Summary Sheet

HILLSIDE AV Kaslo BC

PID	017-753-104
Registered Owner	BR*
Legal Description	PARCEL A (SEE XF8818) DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 9248
Plan	NEP9248
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: Neighbourhood Residential , not in ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	1.24 acres	Floor Area	-
Bathrooms	0	Bedrooms	0
Max Elev.	606.77 m	Min Elev.	598.26 m
Walk Score	18 / Car-Dependent	Transit Score	-
Tax Year	2025	Annual Taxes	\$2,067.94

ASSESSMENT

	2025	%	2026
Building	\$0	-	\$0
Land	\$282,000	↑ 1.77	\$287,000
Total	\$282,000	↑ 1.77	\$287,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$287,000	↑ 47.18
Sales History	30/03/2021	\$195,000	↑ 95
	20/06/2005	\$100,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2426764KO	Expired 30/11/2018	375	\$169,000 / \$0	Fair Realty (Nelson)
2412959KO	Cancelled 16/11/2017	585	\$155,000 / \$0	My Move Realty
2406412KO	Cancelled 07/01/2016	206	\$149,900 / \$0	Fair Realty (Nelson)

DEVELOPMENT APPLICATIONS

-

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend



Streams and Shorelines



Lakes and Rivers



Cadastre - Property Lines



RDCK OWNED

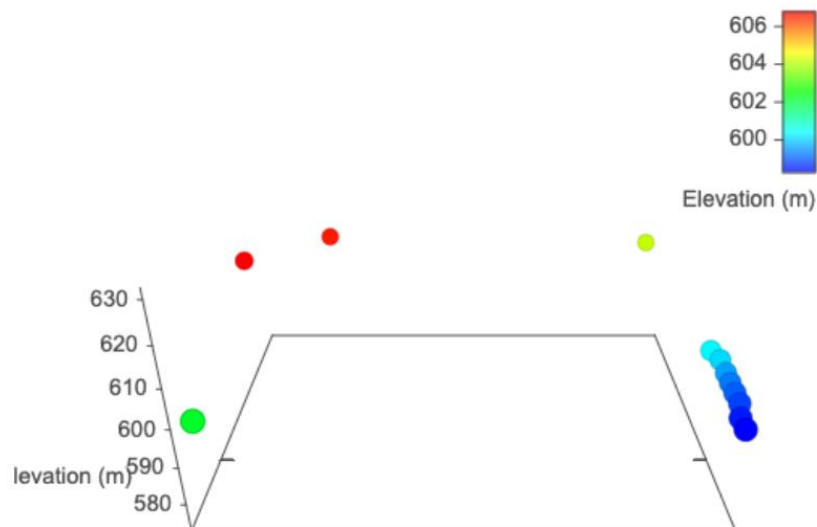
Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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

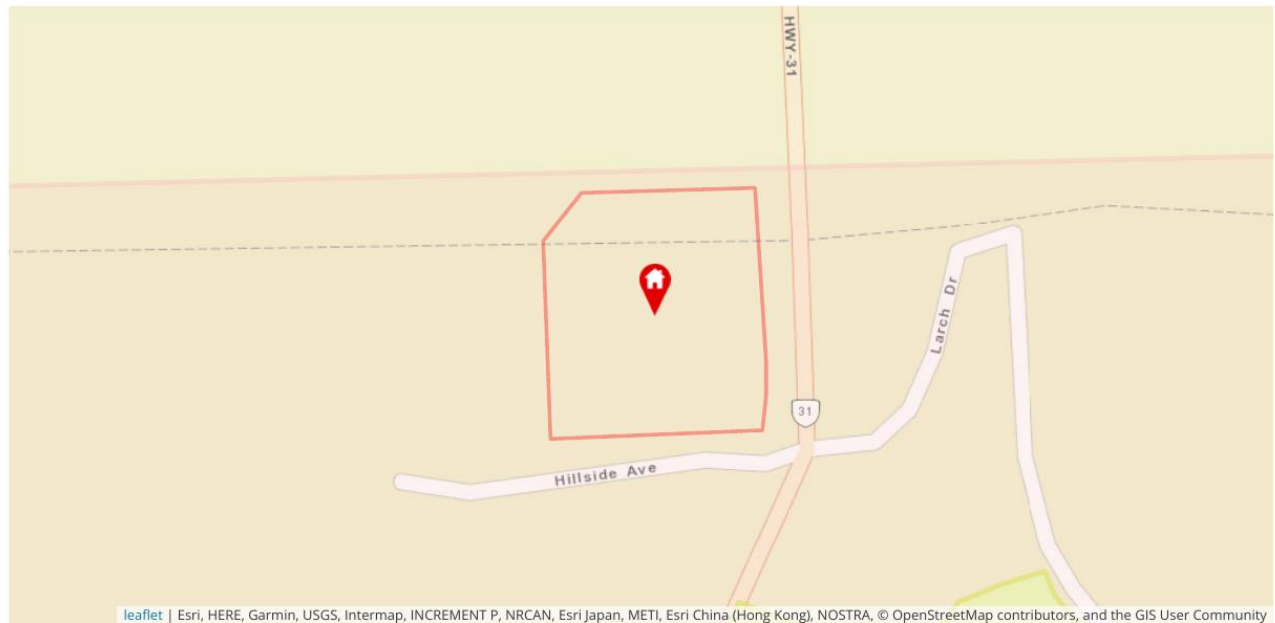


Max Elevation: 606.77 m | Min Elevation: 598.26 m | Difference: 8.51 m

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
■	C1	Waterfront Commercial Zone

ASSESSMENT



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

HILLSIDE AVE KASLO

Area-Jurisdiction-Roll: 21-533-00456.085



Total value **\$287,000**

2026 assessment as of July 1, 2025

Land	\$287,000
Buildings	\$0
Previous year value	\$282,000
Land	\$282,000
Buildings	\$0

Property value history

2026	+2%	\$287,000
2025	+6%	\$282,000
2024	+2%	\$266,000
2023	+35%	\$261,000
2022	+15%	\$193,000

Property value and Village of Kaslo jurisdiction change



Property information

Year built	
Description	Vacant Residential Less Than 2 Acres
Bedrooms	
Baths	
Carports	
Garages	
Land size	1.25 Acres
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	

Legal description and parcel ID

PARCEL A, PLAN NEP9248, DISTRICT LOT 208, KOOTENAY LAND DISTRICT, (SEE XF8818)

PID: 017-753-104

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length

SUBDIVISION PLAN

Status: Filed

Plan #: NEP9248 App #: N/A Ctrl #:

RCVD: 1998-02-05 RQST: 2026-07-06 07:04:57

PLAN OF SUBDIVISION OF PART OF LOT B, PLAN 5073, LOT 208, KOOTENAY DISTRICT.

SCALE: 1 INCH = 100 FEET.

LEGEND

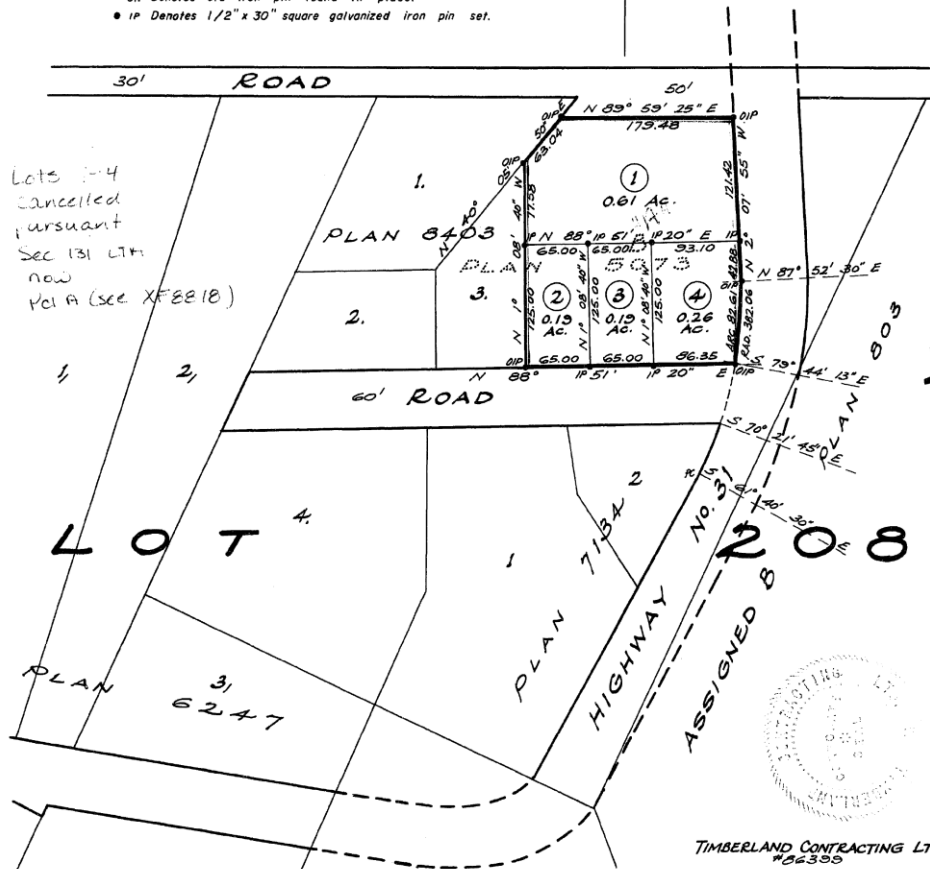
Bearings are Astronomic, derived from North boundary
of Road shown as N 88° 51' 20" E on Plan 8403.

- op Denotes old wood post found in place.
- oip Denotes old iron pin found in place.
- ip Denotes 1/2" x 30" square galvanized iron pin set.

PLAN No 9248

Deposited in the Land Registry
Office at Nelson, B.C. this 2ND
day of December 1974.

N.D. Dethlefsen
Registrar



I, Raymond George Johnson, of the City of Nelson, British Columbia Land Surveyor
make oath and say that I was present at and did personally superintend the survey
represented by this plan and that the survey and plan are correct. The said survey
was completed on the 23rd day of September, 1974.

Sworn before me this 2nd day of October, 1974.

W.R. Brown

A commissioner for taking affidavits for B.C.

Ray Johnson
B.C.L.S.

M.R. Higgins
PRESIDENT

Approved under the Land Registry Act
this 18th day of October, 1974.

Honore Carney
Approving Officer,
Village of Kaslo

This plan lies within the
Regional District of Central Kootenay.

#742 RAY JOHNSON & ASSOCIATES - SURVEYORS AND ENGINEERS - NELSON, B.C.

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

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>