

711 9TH Avenue,
New Denver BC
\$335,000



DETAILS

Cute as a button and move in ready! This spacious and updated mobile home sits on its own land on a quiet street in the charming village of New Denver. Just a block from the school and a short jaunt to the shores of Slocan Lake, you'll enjoy easy access to both community amenities and the natural beauty of the Valhalla mountain range.

The home offers two bedrooms and one bathroom, plus a number of handy additions that make it feel larger than expected. An enclosed porch off the kitchen serves as a sunroom/pantry space, while a small den/office offers flexibility as a potential third bedroom. There is an enclosed carport which adds even more usable space and could be used as a workshop, hobby space, or bonus room.

The backyard has a tidy and serene garden space, as well as a storage shed for tools and gear, as well as ample room to park a boat or RV. Newer cedar shingle siding gives this home a rustic and charming curb appeal, and a new septic system, installed in 2022 means that it should last for many years to come. This is a solid, comfortable, and affordable home in a peaceful and scenic village setting—ready for its next chapter.

Whether you're looking for a full-time home or a quiet place to retreat, this well-kept property in a welcoming mountain community is worth a look.



TAX ASSESSMENT

8/5/25, 7:14 PM

BC Assessment - Independent, uniform and efficient property 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.

711 9TH AVE NEW DENVER

Area-Jurisdiction-Roll: 21-551-00208.015



Total value **\$241,400**

2025 assessment as of July 1, 2024

Land	\$170,000
Buildings	\$71,400
Previous year value	\$252,700
Land	\$166,000
Buildings	\$86,700

Property information

Year built	1972
Description	MH - Single Wide
Bedrooms	
Baths	
Carports	C
Garages	
Land size	5500 Sq Ft
First floor area	720
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

PARCEL D, BLOCK 61, PLAN NEP557, DISTRICT LOT 549, KOOTENAY LAND DISTRICT, (BEING A CONSOLIDATION OF LOTS 5 & 6, DD LB90633), MANUFACTURED HOME REG.# 37796
PID: 027-149-161

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width	12 Ft
Length	60 Ft
Total area	720 Sq Ft

TITLE

TITLE SEARCH PRINT

File Reference:

Declared Value \$112000

2025-08-01, 11:30:37

Requestor: Danny Schell

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District

Land Title Office

NELSON

NELSON

Title Number

From Title Number

CA7130397

LB437298

Application Received

2018-10-16

Application Entered

2018-10-26

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

CARICE BOWERS, CARE-AID
711 - 9TH AVENUE
NEW DENVER, BC
V0G 1S0

Taxation Authority

Nelson Trail Assessment Area
New Denver, The Corporation of the Village of

Description of Land

Parcel Identifier:

027-149-161

Legal Description:

PARCEL "D" (BEING A CONSOLIDATION OF LOTS 5 AND 6, SEE LB90633) BLOCK 61
DISTRICT LOT 549 KOOTENAY DISTRICT PLAN 557

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE LB135503

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA7130398

Registration Date and Time:

2018-10-16 10:47

Registered Owner:

CCEC CREDIT UNION
INCORPORATION NO. FI59

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 5 PAGES

Date of disclosure: August 01 2025



The following is a statement made by the Seller concerning the Premises located at:

ADDRESS: 711 9th Avenue Nelson BC V0G 1S0 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers in this Property Disclosure Statement and, where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements, or unregistered rights-of-way?		✓		
B. Are you aware of any existing tenancies, written or oral?		✓		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		✓		
D. Is there a survey certificate available?			✓	
E. Are you aware of any current or pending local improvement levies / charges?		✓		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		✓		

2. SERVICES

A. Please indicate the water system(s) the Premises uses: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government or private utility). <input type="checkbox"/> I have a private groundwater system (e.g., a well). <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake). <input type="checkbox"/> Not connected. Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				✓
(i) Do you have a water licence for the Premises already?				✓
(ii) Have you applied for a water licence and are awaiting a response?				✓
C. Are you aware of any problems with the water system?		✓		

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BUYER'S INITIALS

BC1002 REV. JUL 2025

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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

August 01 2025

DATE OF DISCLOSURE

PAGE 2 of 5 PAGES

ADDRESS: 711 9th Avenue

Nelson

BC VSG 190

2. SERVICES (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records)?				✓
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?				✓
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		✓		
H. Are there any current service contracts (e.g., septic removal or maintenance)?		✓		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?	✓			

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	✓			
B. To the best of your knowledge, is the ceiling insulated?	✓			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		✓		
D. Has a final building inspection been approved, or has a final occupancy permit been obtained?				✓
E. Has the fireplace, fireplace insert, or wood stove installation been approved? (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT-certified inspector?	✓			
F. Are you aware of any infestation or unrepaid damage by insects, rodents, or bats?		✓		
G. Are you aware of any structural problems with any of the buildings?		✓		
H. Are you aware of any additions or alterations made in the last 60 days?	✓			
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?		✓		
J. Are you aware of any problems with the heating and / or central air conditioning system?		✓		

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BUYER'S INITIALS

CB		
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PROPERTY DISCLOSURE STATEMENT

August 01 2025

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 711 9th Avenue

Nelson

BC VGG 190

3. BUILDING (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?		<input checked="" type="checkbox"/>		
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and / or hot tub?				<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		<input checked="" type="checkbox"/>		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?		<input checked="" type="checkbox"/> <i>Cannabis propane tank</i>		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.)		<input checked="" type="checkbox"/>		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		<input checked="" type="checkbox"/>		
U. Is there a current "EnerGuide for Houses" rating number available for these Premises? (i) If Yes, what is the rating number: _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)				<input checked="" type="checkbox"/>
V. To the best of your knowledge, have the Premises been tested for radon? (i) If Yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ (date of test (DD/MM/YYYY))			<input checked="" type="checkbox"/>	
W. Is there a radon mitigation system on the Premises? (i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		<input checked="" type="checkbox"/>		
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BUYER'S INITIALS

<i>CB</i>		
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

August 01 2025

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 711 9th Avenue Nelson

BC V60 150

4. GENERAL (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect with respect to the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises:</i> <i>(a) dangerous or potentially dangerous to occupants; or</i> <i>(b) unfit for habitation.</i>		✓		
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		✓		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?		✓		

5. ADDITIONAL COMMENTS AND / OR EXPLANATIONS (Use additional pages if necessary)

3H: Repaired Floor in bedroom in the last 60 days.
2I: Septic + Field Installed 2022 - Certificate and documents available

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

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BUYER'S INITIALS

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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

August 01 2025

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 711 9th Avenue Nelson BC V9G 1B9

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.


SELLER(S) Carol Powers

SELLER(S)

SELLER(S)

The Buyer acknowledges that the Buyer has received, read, and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the 01 day of August, yr 2025.

The Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages nor their Managing Brokers, Associate Brokers, or Representatives warrant or guarantee the information provided about the Premises.

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BC 1080 REV. JUN 2020

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EXPENSES

Property Taxes:

2025
\$1268.37



Municipal Water/Garbage

2025
\$613 approx. / year



Hydro (BCHydro)

2025
\$600 approx. / year



Insurance (TD):

2025
\$1193 / year



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

R1

4550-01



RDCK MAP



RDCK Property Report

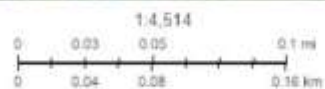
Area of Interest (AOI) Information

Area : 0.89 acres

Dec 29 2023 13:03:33 Eastern Standard Time



- Electoral Areas
- RDCK Streets
- Cadastre - Legal Parcels
- Address Points



Map Community Map Contributors, Esri Canada, Esri, HERE, Garmin, Swire, GeoInformation, Inc., METNUSA, UDS, EPA, NPS, US Census Bureau, USDA, NOAA, Parks Canada, Google

RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	707.05560.950	012-690-341	AIRPORT RD, RURAL SALMO	Vacant Residential Less Than 2 Acres	NEP11766

#	LTO Number	Lot	Block	District Lot	Land District
1	CB331751	2	-	1236	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 2, PLAN NEP11766, DISTRICT LOT 1236, KOOTENAY LAND DISTRICT	.86	ACRES	0.89

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area G	Hans Cunningham	0.89

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	321	SALMO	0.89

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2452	RC	Country Residential	Country Residential	0.89

Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Halfway Creek	Halfway Creek	-	G	0.14

Flood Construction Levels - 1990

#	Flood Plain	Flood Construction Level Meters	Set Back Meters	Watercourse Name	Area(acres)
1	YES	652.0	30.0	Salmo River	0.60

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

LTSA MAP



December 29, 2023

WARNING: MAP IS NOT PRINTED TO SCALE



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SUMMARY

Summary Sheet

711 9TH AV New Denver BC

PID	027-149-161
Legal Description	PARCEL "D" (BEING A CONSOLIDATION OF LOTS 5 AND 6, SEE LB90633) BLOCK 61 DISTRICT LOT 549 KOOTENAY DISTRICT PLAN 357
Plan	NEP357
Zoning	R1 - Single and Two Family Residential
Community Plan(s)	not in ALR



Year Built	1972	Structure	MANUFACTURED HOME (NOT IN MANUFACTURED HOME PARK)
Lot Size	5463.61 Ft ²	Floor Area	720 Ft ²
Bathrooms	0	Bedrooms	0
Max Elev.	573.57 m	Min Elev.	571.57 m
Walk Score	48 / Car Dependent	Transit Score	=
Tax Year	2022	Annual Taxes	\$1,998.00

ASSESSMENT

	2024	%	2025
Building	\$86,700	↓ -17.65	\$71,400
Land	\$166,000	↑ 2.41	\$170,000
Total	\$252,700	↓ -4.47	\$241,400

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$241,400	↑ 115.54
Sales History	16/10/2018	\$112,000	=

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10358216	Prelactive 07/08/2025		\$335,000 /	Fair Realty (Kisko)
2429236KO	Sold 04/09/2018	127	\$122,000 / \$112,000	Fair Realty (Nelson)
2420934KO	Expired 30/11/2017	237	\$138,000 / \$0	Coldwell Banker Rodling Real Estate (Nelson)

DEVELOPMENT APPLICATIONS

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

Cadastral - Property Lines

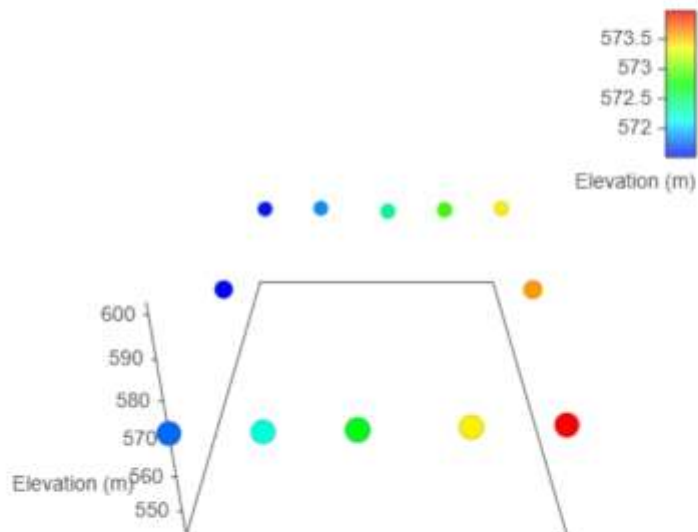
MUNICIPAL OWNED
RDCK OWNED
Address Points

ELEVATION

Estimated Lot Dimensions and Topography



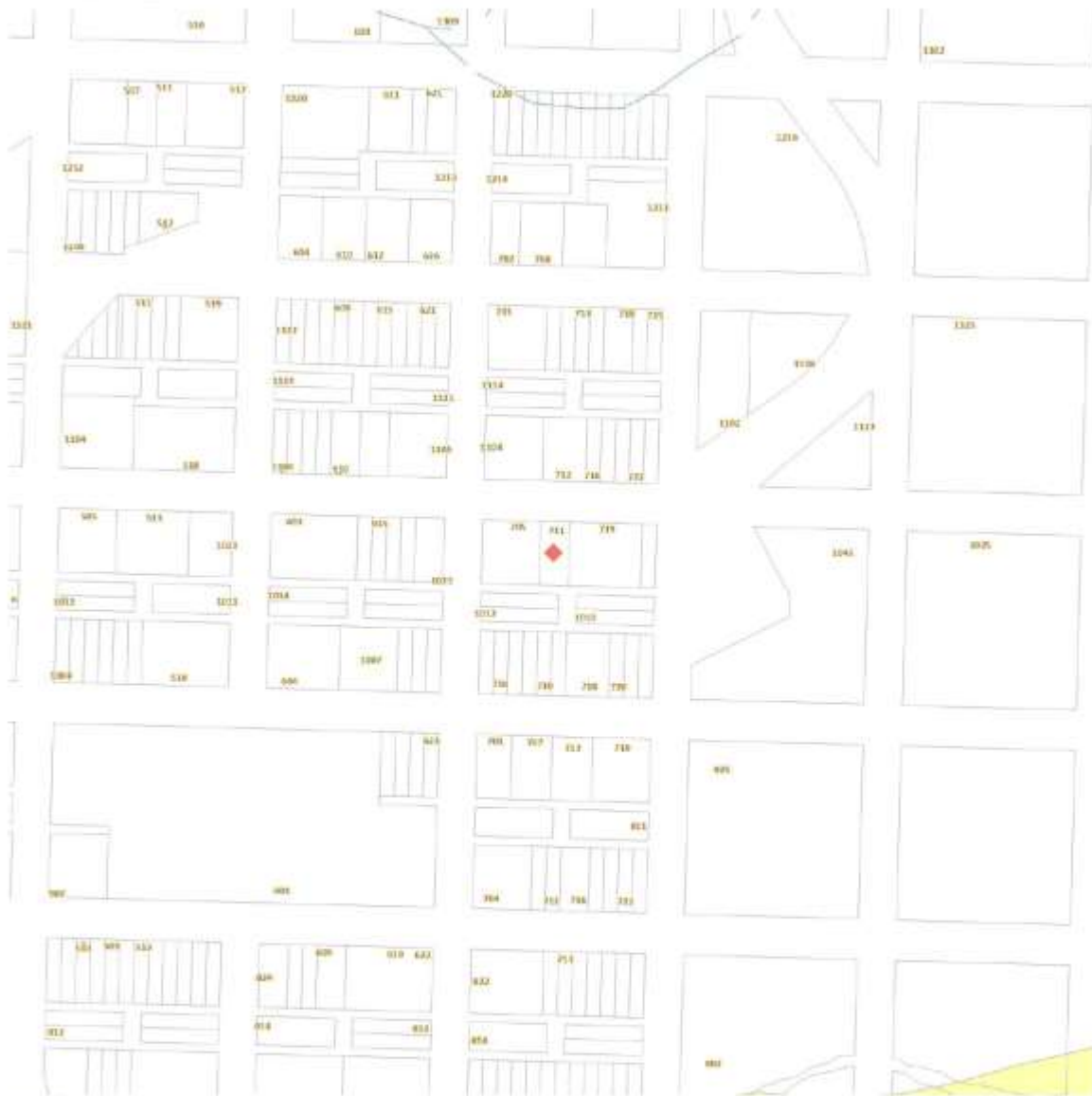
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 573.97 m | Min Elevation: 571.51 m | Difference: 2.45 m

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

ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R1 Description: Single and Two Family Residential
Official Community Plan	Not Applicable

Zoning



Subject Property Designations:

Code: R1

Description: Single and Two Family Residential

Layer Legend:

Code	Description
R1	Single and Two Family Residential
P2	Public and Institutional

Official Community Plan



Subject Property Designations:

Not Applicable

Layer Legend:

PA - Parks and Recreation, Culture and Heritage
R1 - Suburban Residential
C1 - General Commercial
I - Institutional
RA - Resource Area

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	Lucerne Elementary & Secondary School	190m	2 min
	JV Humphries Elementary & Secondary School	46.6	44 min
Shopping	Downtown New Denver	200m	1 min
	Downtown Nakusp	46.3	35 min
	Baker Street, Nelson	99.7	1 hr 18 min
Airport	West Kootenay Regional Airport, Castlegar	96.3	1 hr 15 min
	Trail Regional Airport	135	1 hr 48 min
Major Cities	Kelowna, BC	288	4 hr 6 min
	Nelson, BC	100	1 hr 19 min
	Spokane, WA	331	4 hr 18 min
	Castlegar, BC	99.3	1 hr 19 min
	Calgary, AB	557	6 hr 37 min
	Vancouver, BC	709	8 hr 12 min
Hospital/ Medical Centre	Slocan Community Health Centre, New Denver	1.1	4 min
	Kootenay Boundary Regional Hospital, Trail	126	1 hr 39 min
	Kootenay Lake Hospital, Nelson	101	1 hr 21 min
Dentist	Kootenay Lake Dental Clinic, Nelson	100	1 hr 20 min
	Nelson Ave Dental Clinic, Nelson	102	1 hr 22 min
	Silverton Dental Clinic, Silverton	5	6 min
Postal Services	Canada Post, New Denver	300m	1 min
Library	New Denver Reading Centre	270m	1 min

Slocan Valley

The distinct historical origins of each community in the Slocan Valley have shaped what they are today. Each community has its own flavour and character and are home to friendly and closely-tied residents. The Slocan Valley is comprised of three municipalities in the north: New Denver, Silverton and the Village of Slocan, and roughly 18 other unincorporated communities in Area H of the Regional District of Central Kootenay (RDCK). In the south end of the Valley, communities like Crescent Valley, Slocan Park and Winlaw offer a variety of services for locals and visitors.

New Denver

New Denver has a varied history. From the boom of mining town days, it became an internment centre for Japanese during the Second World War and is now enjoying a renewed interest from people seeking to find a quiet lifestyle away from urban centres. Situated on Slocan Lake, known for its warm water temperatures, it is surrounded by spectacular mountains and parks: Valhalla mountain bike trails round out the rural lifestyle. Provincial Park, Kokanee Glacier Provincial Park and further west, Goat Range Provincial Park. There is no shortage of things to do and see. Nine-hole

Weather

Average Yearly Rainfall (mm): 691

Average Winter Month Snowfall (cm): 188.9

Average High Temperature (c): 22.8

Average Low Temperature (c): -4.3

COMMUNITY INFORMATION

NEW DENVER

Eat

<https://slocanlakechamber.com/visitors/food/>
<https://slocanvalley.com/valley-directory/categories/food-restaurants/>

Stay

<https://www.hellobc.com/plan-your-trip/accommodations/?location=New%20Denver>
<https://slocanvalley.com/valley-directory/categories/accommodations/>
<https://slocanlakechamber.com/visitors/accommodation/>

Play

<https://newdenver.ca/calendar-events/>
<https://www.slocanvalleychamber.com/play>
<https://slocanvalley.com/explore/>
<https://slocanlakechamber.com/visitors/attractions/>
<https://www.hellobc.com/places-to-go/kootenays/>

Government/Regulatory

[Building permits/applications](#)
[Bylaws/Zoning](#)
[Mobile Home Registry](#)
[Homeowner Protection Office](#)
[Front Counter BC](#)
[Interior Health Rural Water System Samples](#)
[Canadian Immigration](#)

Education

K-12 – New Denver –Lucerne Elementary & Secondary School

<https://less.sd10.bc.ca/>
<https://sd10.bc.ca/>

Healthcare

New Denver's Slocan Community Health Centre is a primary care centre with residential care, 24/7 emergency services, an ambulance, lab, X-ray, a hospice room and a medical clinic staffed by three physicians on a rotational basis plus a nurse practitioner. A chiropractor and a massage therapist come to the centre once a week.

<https://www.slocanvalleychamber.com/healthcare>
<https://www.interiorhealth.ca/>
<https://www2.gov.bc.ca/gov/content/health>

Transportation

<https://www.bctransit.com/west-kootenay>

PICTURES

