

605 6th Ave
Lardeau BC
\$1,200,000



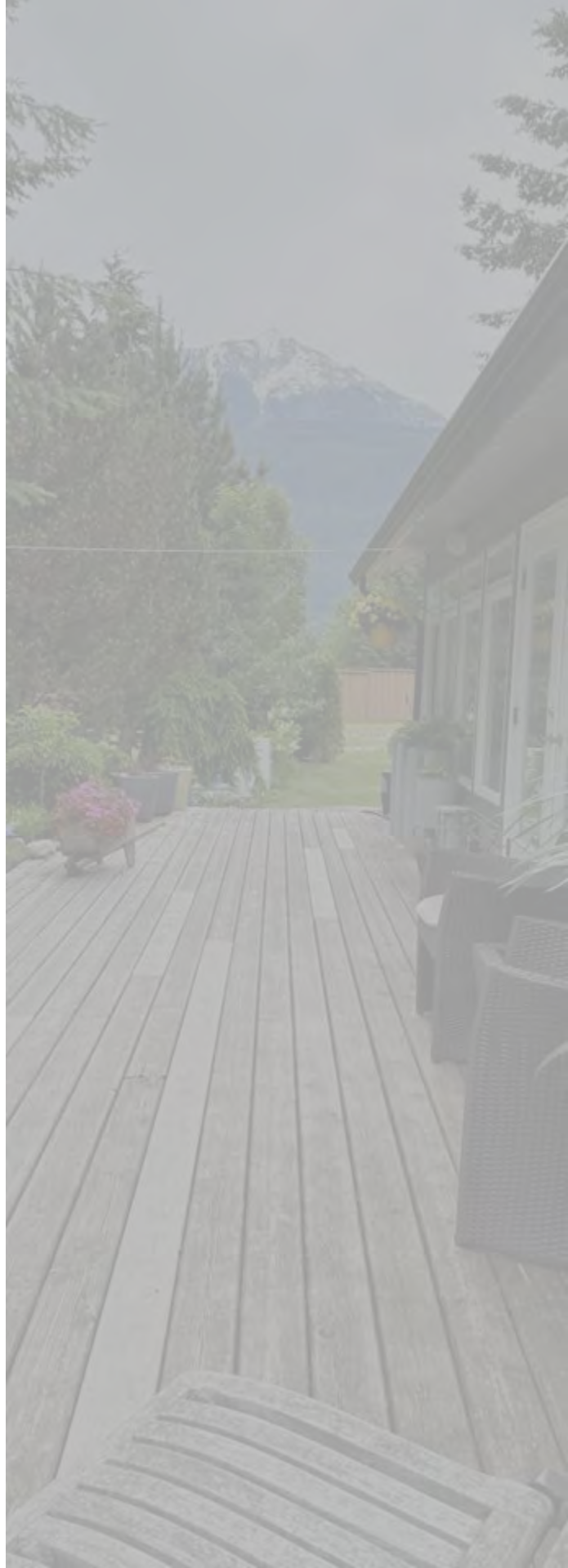
DETAILS

Spectacular Waterfront Property in Lardeau, BC! Discover a unique opportunity to own a private waterfront estate on Kootenay Lake in Lardeau, BC. This 16,600 sq.ft. lot features a sandy beach, breathtaking mountain and glacier views, and two separate accommodations: an 820 sq.ft. main home with a 400 sq.ft. cedar deck, and a 600 sq.ft. guest suite with a 340 sq.ft. deck. Both residences are thoughtfully designed with open-concept living spaces and modern amenities.

The property includes underground utilities, high-speed fiber optic internet, a backup generator, and two mooring buoys. With room to build a future dream home, this estate offers the perfect blend of tranquility and year-round outdoor recreation. Whether it's a seasonal getaway/escape from urban life, or a full time residence as it's being used now - this property offers the flexibility and convenience to live out your Kootenay Lake dream.

MLS: 10349289 **Size:** 0.36 acres

Services: Community water, septic, high-speed internet and hydro



TITLE

TITLE SEARCH PRINT

2025-05-14, 06:45:17

File Reference:

Requestor: Kul Nijjar

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** SECTION 98 LAND TITLE ACT**Land Title District** NELSON
Land Title Office NELSON**Title Number** LB321877
From Title Number KX82843**Application Received** 2009-07-06**Application Entered** 2009-07-14**Registered Owner in Fee Simple**
Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation Authority Nelson Trail Assessment Area**Description of Land**
Parcel Identifier: 027-959-571
Legal Description:
LOT E DISTRICT LOT 187 KOOTENAY DISTRICT PLAN NEP89334**Legal Notations** NONE**Charges, Liens and Interests** NONE**Duplicate Indefeasible Title** NONE OUTSTANDING**Transfers** NONE**Pending Applications** NONE

TAX 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.

605 SIXTH AVE LARDEAU

Area-Jurisdiction-Roll: 21-786-01074.350



Total value **\$499,000**

2025 assessment as of July 1, 2024

Land \$276,000

Buildings \$223,000

Previous year value \$473,000

Land \$238,000

Buildings \$235,000

Property information

Year built 2005

Description 1 STY house - Standard

Bedrooms 2

Baths 1

Carports

Garages

Land size .36 Acres

First floor area 816

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

LOT E, PLAN NEP89334, DISTRICT LOT 187, KOOTENAY
LAND DISTRICT

PID: 027-959-571

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Comments

Property has more than one structure; Property Details are for main building only

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES



Date of disclosure: May 14 2025

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

ADDRESS: 605 6th Ave Lardeau BC V0G1K0 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

- ☒ Principal Residence Residence(s) Barrn(s) ☒ Shed(s)
☒ Other Building(s) Please describe GUEST SUITE

THE SELLER IS RESPONSIBLE for the accuracy of the answers on 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.

1. LAND – This Property Disclosure Statement is in respect of the land and the PRINCIPAL RESIDENCE

(describe **one** building only, for all other buildings use the Rural Premises Land and Building Addendum)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>Ho</i>		
B. Are you aware of any existing tenancies, written or oral?		<i>Ho</i>		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>Ho</i>		
D. Is there a survey certificate available?		<i>Ho</i>		
E. Are you aware of any current or pending local improvement levies/charges?		<i>Ho</i>		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>Ho</i>		
G. Are the Premises managed forest lands?		<i>Ho</i>		
H. Are the Premises in the Agricultural Land Reserve?		<i>Ho</i>		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?	<i>Ho</i>			
J. Are you aware of any fill materials anywhere on the Premises?		<i>Ho</i>		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		<i>Ho</i>		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		<i>Ho</i>		
M. Are you aware of any water licences affecting the Premises?		<i>Ho</i>		

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BUYER'S INITIALS

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

BC1007 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

May 14 2025

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 605 6th Ave

Lardeau

BC V061H0

1. LAND (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		Ho		
(i) If yes, was a timber mark/licence in place?		Ho		
(ii) If yes, were taxes or fees paid?		Ho		
O. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?	Ho			

2. SERVICES

A. Please indicate the water system(s) the Premises use:				
<input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility)				
<input type="checkbox"/> I have a private groundwater system (e.g., 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?		Ho		
(ii) Have you applied for a water licence and are awaiting response?		Ho		
C. Are you aware of any problems with the water system?		Ho		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?		Ho		
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			Ho	
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?		Ho		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		Ho		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				Ho

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BUYER'S INITIALS

Ho	ge	
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SELLER'S INITIALS

BC 1007 REV. NOV 2013

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CREA WebForm®

PROPERTY DISCLOSURE STATEMENT

May 14 2025

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 605 6th Ave

Lardeau

BC V0G1M0

3. BUILDING

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	<i>Ho</i>			
B. To the best of your knowledge, is the ceiling insulated?	<i>Ho</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>Ho</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<i>Ho</i>			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: <input checked="" type="checkbox"/> by local authorities? <input checked="" type="checkbox"/> by a WETT certified inspector?	<i>Ho</i>			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<i>Ho</i>		
G. Are you aware of any structural problems with any of the buildings?		<i>Ho</i>		
H. Are you aware of any additions or alterations made in the last 60 days?		<i>Ho</i>		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<i>Ho</i>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<i>Ho</i>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<i>Ho</i>		
L. Are you aware of any damage due to wind, fire or water?		<i>Ho</i>		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		<i>Ho</i>		
N. Are you aware of any problems with the electrical or gas system?		<i>Ho</i>		
O. Are you aware of any problems with the plumbing system?		<i>Ho</i>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<i>Ho</i>
Q. Does the Premises contain unauthorized accommodation?		<i>Ho</i>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<i>Ho</i>		

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BUYER'S INITIALS

BC1007 REV. NOV 2023

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

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CREA WETT Partner 

PROPERTY DISCLOSURE STATEMENT

May 13 2023

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 605 6th St Lardero BC V0G 1H0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		<i>Yes</i>		
T. Is this Premises covered by home warranty insurance under the Homeowner Protection Act?		<i>Yes</i>		
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)		<i>Yes</i>		
V. To the best of your knowledge, has 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)		<i>Yes</i>		
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?		<i>Yes</i>		

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?		<i>Yes</i>		
B. Are you aware of any latent defect in respect of 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: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		<i>Yes</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 Heritage Conservation Act or municipal legislation)?		<i>Yes</i>		
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)?		<i>Yes</i>		

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BUYER'S INITIALS

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

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BCREA WebForm

EXPENSES

Property Taxes:

2024

\$32125.82



Community Water \$299/yr

Insurance: (INTACT)

2024

\$1173 approx. / year



Hydro (BCHydro):

2025

\$200 approx. / month



Internet (Kaslo InfoNet):

2025

\$75 approx. / month



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







RDCK Property Report

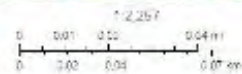
Area of Interest (AOI) Information

Area : 0.36 acres

May 25 2025 9:38:44 Pacific Daylight Time



-  Electrical Arrows
 RDCM Streets
 Cadastre - Property Lines
 Address Points

[illegible]

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01074.350	027-958-571	605 SIXTH AVE, LARDEAU	Single Family Dwelling	NEP89334

#	LTO Number	Lot	Block	District Lot	Land District
1	LB321877	E	-	187	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT E, PLAN NEP89334, DISTRICT LOT 187, KOOTENAY LAND DISTRICT	.36	ACRES	0.36

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	605 MAIN ST	-	605	MAIN	ST	Lardeau	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.36

Flood Construction Levels - 1990

#	Flood Plain	Flood Construction Level Meters	Set Back Meters	Watercourse Name	Area(acres)
1	NO	536.5	15	Kootenay Lake	0.03

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

SUMMARY

Summary Sheet

605 SIXTH AV Rural BC

PID	027-959-571
Registered Owner	CO*, G*
Legal Description	LOT E DISTRICT LOT 1 B7 KOOTENAY DISTRICT PLAN NEP89334
Plan	NEP89334
Zoning	
Community Plan(s)	not in AUR



Year Built	2005	Structure	SINGLE FAMILY DWELLING
Lot Size	19501.80 ft²	Bedrooms	2
Bathrooms	1	Dimensions	-
Max Elev.	543.00 m	Min Elev.	533.00 m
Floor Area	816 Ft²	Walk Score	-
Transit Score	-	Annual Taxes	\$2,375.89

ASSESSMENT

	2024	%	2025
Building	\$235,000	↓ -5.11	\$223,000
Land	\$238,000	↑ 15.92	\$276,000
Total	\$473,000	↑ 5.50	\$499,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$499,000	↑ 5.50

RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

—

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	JANDET	LV Hespithmas
School District	SD 8	SD 8
Grades	K - 5	K - 12

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend



Hydrant

— Streams and Shorelines



Stand Pipe

Lakes and Rivers



Other

Cadastral - Property Lines



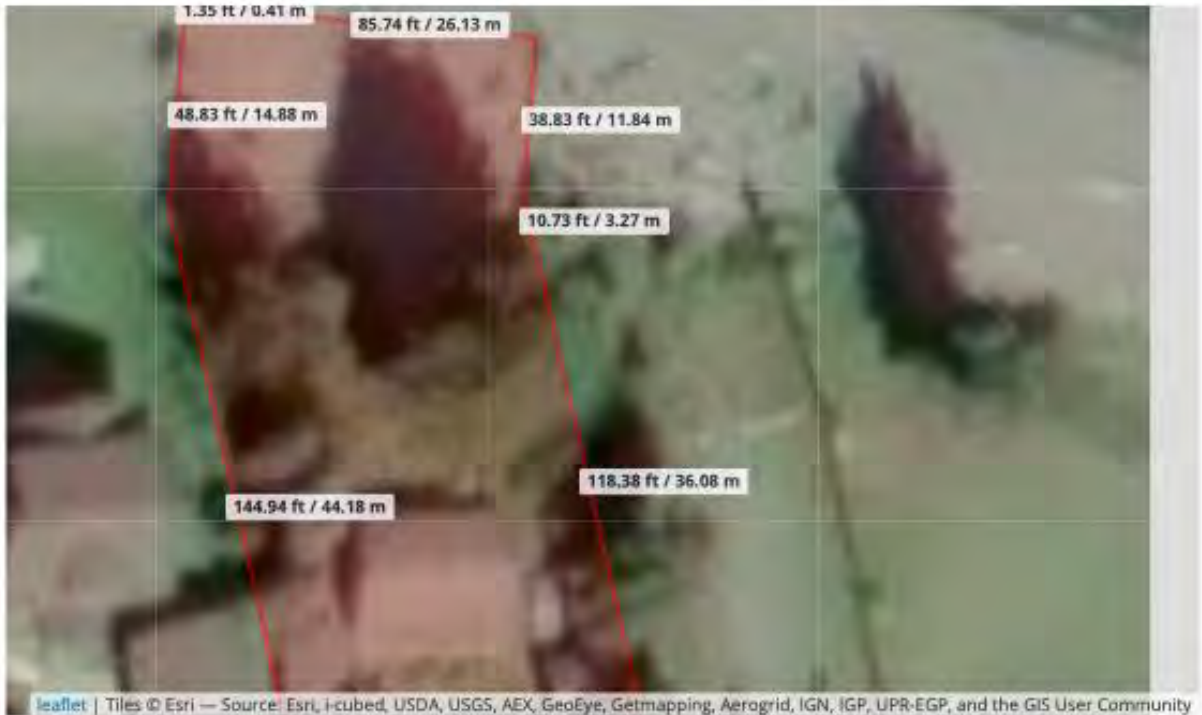
MUNICIPAL OWNED

RDCK OWNED

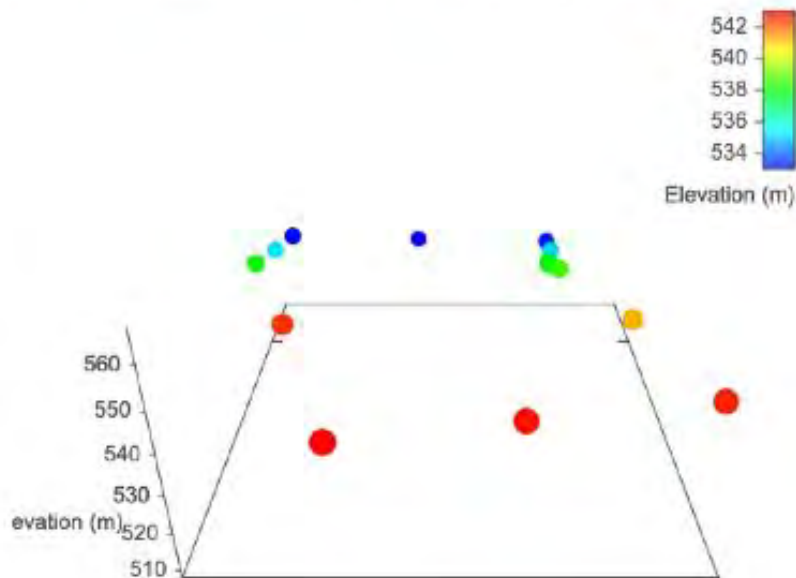
Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 543.00 m | Min Elevation: 533.00 m | Difference: 10.00 m

FLOOD MAP

Land Use

Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

ZONING

Land Use

Subject Property Designation Summary

Datasource

Subject Property Designation

Zoning

Not Applicable

Official Community Plan

Not Applicable

Neighbourhood Community Plan

Not Applicable

Floodplain Data

Status: Not in Floodplain

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	230m	1 min
Shopping	Front Street, Kaslo	1	4 min
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
Major Cities	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	69.5	1 hr 4 min
	Spokane, WA	307	4 hr 2 min
	Cranbrook, BC	227	3 hr 30 min
	Calgary, AB	604	7 hr 12 min
	Vancouver, BC	727	8 hr 26 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	600m	4 min
	North Kootenay Lake Community Services	1	3 min
	Kootenay Boundary Regional Hospital, Trail	140	1 hr 58 min
	Kootenay Lake Hospital, Nelson	69.1	1 hr 3min
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	67.4	59 min
	Silverton Dental Clinic, Silverton	51.4	48 min
Postal Services	Canada Post, Kaslo	650m	2 min
Library	Kaslo Library	950m	3 min

Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Average Highest Temperature (c): 25

Average Lowest Temperature (c): -5

COMMUNITY INFORMATION

Meadow Creek Spawning Channel

The spawning channel is open to the public for the duration of the spawning season, unless there is unusually high bear activity. Walkways and an interpretive site allow visitors the opportunity to learn about this wonder of nature. It is located 4 km north of Meadow Creek off Highway 31. The gate is open from 10am-2pm, daily, from late August to early October. If gate is closed, there is no access that day (please respect as this is usually due to high bear activity and is for your own safety).

Duncan Dam

Kootenay Lake was dammed in 1967. The Duncan Dam, a 40 metre earthfill dam with no power generation facilities, was the first of the three Columbia River Treaty dams to be built in the Canadian section of the Columbia River Basin. It was designed to control the flow of water from the Duncan River into Kootenay Lake. The Duncan is the tributary that provides about 13% of the water flowing into Kootenay Lake.

As the dam neared completion, the valley bottom was cleared of large trees, the original residents of the community of Howser displaced, and some farms and orchards were flooded. When the water began to rise and fill the new reservoir, the original Duncan Lake increased in size from 25 km to 45 km in length.

Kaslo

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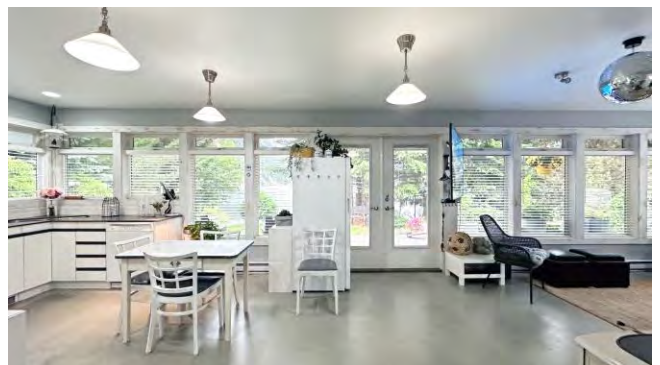
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Recreational Facilities

Facilities in and around Kaslo include a 9 hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

PICTURES



RESOURCES

Kul Nijjar, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

Village of Kaslo: <http://www.kaslo.ca/>

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

Regional District of Central Kootenay: <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Municipal Garbage Collection: <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection. Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK* transfer station.

*There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

Canada Post: <https://www.canadapost.ca>