

**239 B AVENUE,
KASLO BC
\$475,000**



REAL ESTATE FAIR REALTY



DETAILS

Walk to the beach, the park, and downtown from this solid character home on a generous 75' x 110' lot in Lower Kaslo. The setting is quiet and private, the yard has been maintained for years, and the location puts the best of the village within a few minutes' stroll — the lake and beach at the end of the block, the ball field and playground steps away, the river trail close by, and downtown shopping just a couple of blocks off.

Inside, the home is original and ready for your vision. The main floor offers kitchen, dining, and living room, a full bathroom, a bedroom, and a small den. Upstairs, the loft holds two more bedrooms. A full basement with its own separate entrance adds flexibility — well suited to a workshop, storage, or guest space, with room to finish to your own plans. It's a property for two kinds of buyer: those on a budget who don't mind updating over time, and those drawn to the Kaslo lifestyle who may want to renovate extensively or build new. Either way — a strong location, a generous lot and room to make it your own.



MLS® 10389251

Lot Size: 75' x 110' (8,175 sq ft, 3 lots combined) Building: 1,011 sq ft (3 bed / 1 bath, built 1950) + 358 sq ft unfinished basement Zoning: R1 Single & Two Family Residential Services: Municipal water, septic, FortisBC hydro, heat pump

EXPENSES



Property Taxes:

2026
\$3,167



Insurance: BCAA

\$1945/year



Water:

Municipal (Village of Kaslo)
\$417 / year (2026)



Hydro (FortisBC):

\$320/month (Equal Payment Plan)

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

BC 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.

239 B AVE KASLO

Area-Jurisdiction-Roll: 21-533-00485.000



Total value **\$453,000**

2026 assessment as of July 1, 2025

Land	\$201,000
Buildings	\$252,000
Previous year value	
Land	\$192,000
Buildings	\$255,000

Property value history

2026	+1%	\$453,000
2025	+3%	\$447,000
2024	+5%	\$435,000
2023	+15%	\$415,000
2022	+28%	\$360,000

Property value and Village of Kaslo jurisdiction change



Property information

Year built	1950
Description	2 STY house - Standard
Bedrooms	4
Baths	1
Carports	
Garages	
Land size	8175 Sq Ft
First floor area	936
Second floor area	320
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

LOT 10, BLOCK 16, PLAN NEP1615, DISTRICT LOT 208,
KOOTENAY LAND DISTRICT
PID: 012-909-271

see more legal descriptions below

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

Legal Description and Parcel ID

LOT 10, BLOCK 16, PLAN NEP1615, DISTRICT LOT 208, KOOTENAY LAND DISTRICT
PID: 012-909-271

LOT 11, BLOCK 16, PLAN NEP1615, DISTRICT LOT 208, KOOTENAY LAND DISTRICT
PID: 015-750-973

RDCK MAP

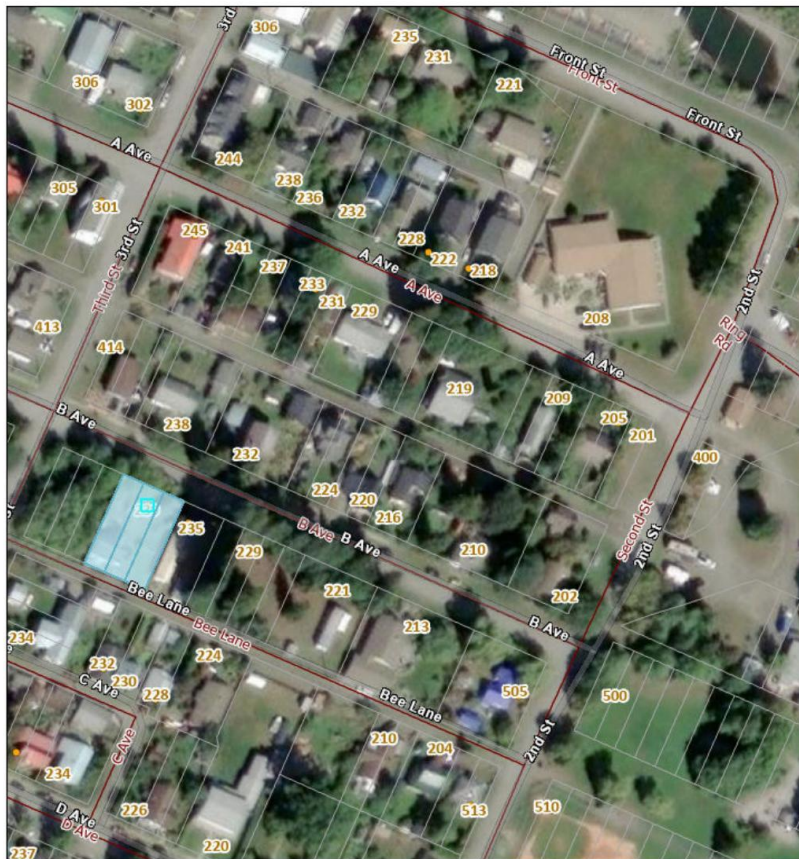


RDCK Property Report

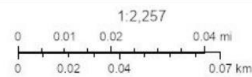
Area of Interest (AOI) Information

Area : 0.19 acres

Feb 21 2026 9:40:34 Pacific Standard 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, Satefy, GeoTechnologies, Inc, METNADA, USGS, EPA, US Census Bureau, USDA, NRCAN, Parks Canada

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00485.000	015-750-973	239 B AVE, KASLO	Single Family Dwelling	NEP1615

#	LTO Number	Lot	Block	District Lot	Land District
1	LB427447	10	16	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 10 BLOCK 16 PLAN NEP1615 DISTRICT LOT 208 KOOTENAY LAND DISTRICT & LOT 11 BLOCK 16 PLAN NEP1615 DISTRICT LOT 208 KOOTENAY LAND DISTRICT & LOT 12 BLOCK 16 PLAN NEP1615 DISTRICT LOT 208 KOOTENAY LAND DISTRICT	8175	SQUARE FEET	0.19

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	239 B AVE	-	239	B	AVE	Kaslo	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.19

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.19

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.19

Zoning

#	ZoningClass	Class Description	Area Name	Bylaw Number	DocumentLinkURL	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	-	0.19

Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	1280	RC	Core Residential	Suburban Residential	-	0.19

Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Kaslo River -1-E	Kaslo River -1-E	A	1	0.19

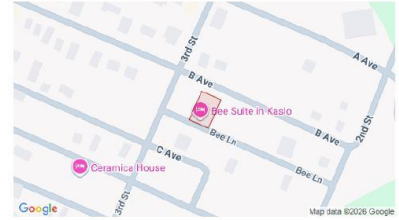
The mapping information shown are approximate representations and should be used for reference purposes only.

SUMMARY

Summary Sheet

239 B AV Kaslo BC

PID	015-750-973 & 012-909-271 & 015-750-981
Registered Owner	SI*, J*
Legal Description	LOT 11 BLOCK 16 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 1615 & LOT 10 BLOCK 16 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 1615 & LOT 12 BLOCK 16 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 1615
Plan	NEP1615
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: Core Residential , not in ALR



Year Built	1950	Structure	SINGLE FAMILY DWELLING
Lot Size	8235.36 ft ²	Floor Area	1256 Ft ²
Bathrooms	1	Bedrooms	4
Max Elev.	547.00 m	Min Elev.	547.00 m
Walk Score	58 / Somewhat Walkable	Transit Score	-
Tax Year	-	Annual Taxes	-

ASSESSMENT

	2025	%	2026
Building	\$255,000	↓ -1.18	\$252,000
Land	\$192,000	↑ 4.69	\$201,000
Total	\$447,000	↑ 1.34	\$453,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$453,000	↑ 1.34

RECENT MLS® HISTORY

MLS® History is not available.

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

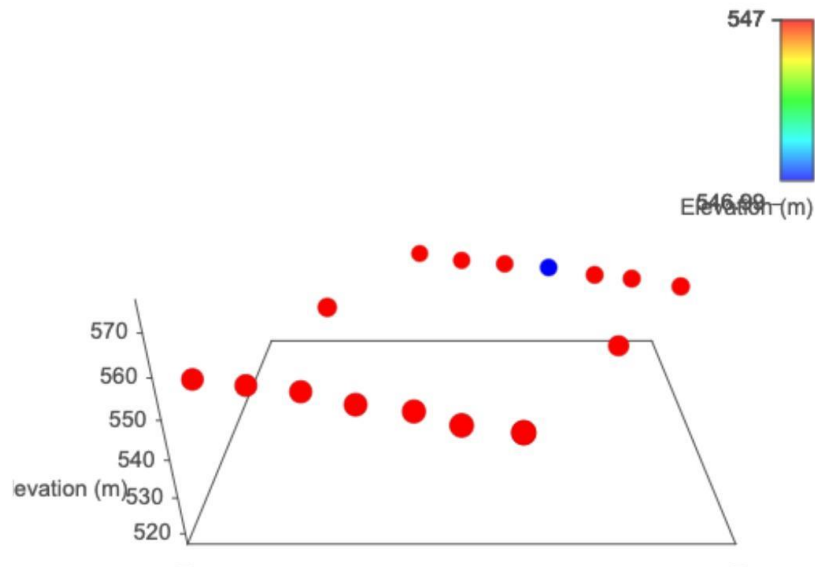
Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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

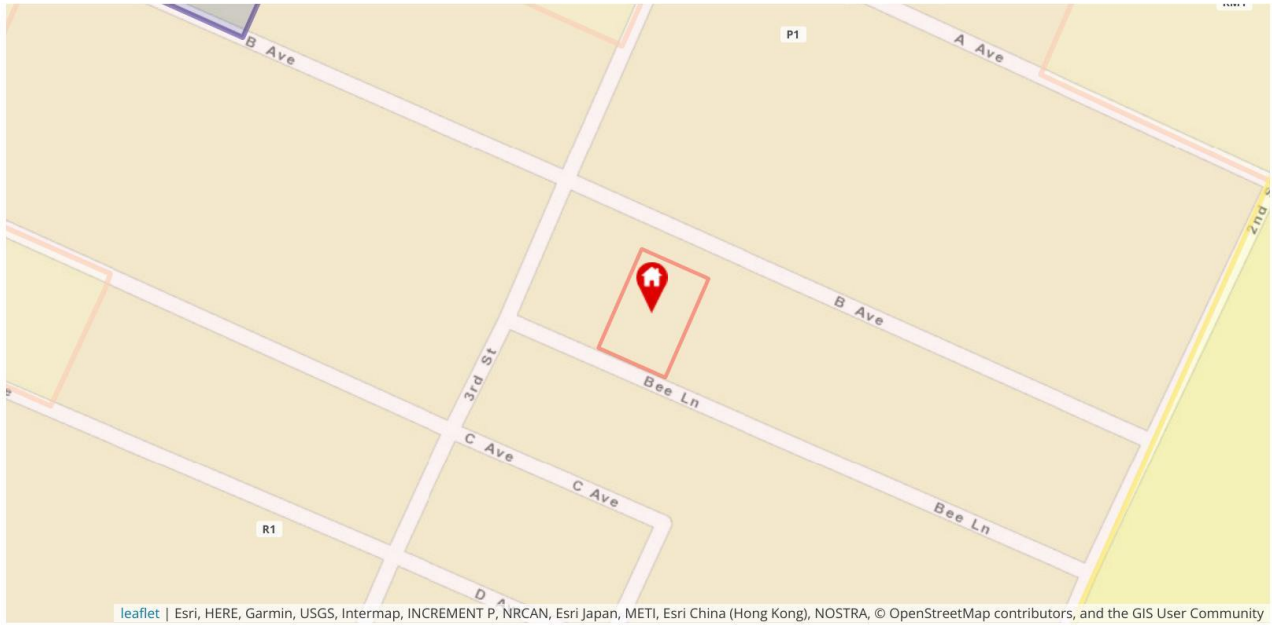


Max Elevation: 547.00 m | Min Elevation: 546.99 m | Difference: 0.01 m

ZONING

Land Use

Zoning



Subject Property Designations:

Code: **R1**

Description: Single Family and Two Family Residential Zone

Layer Legend:

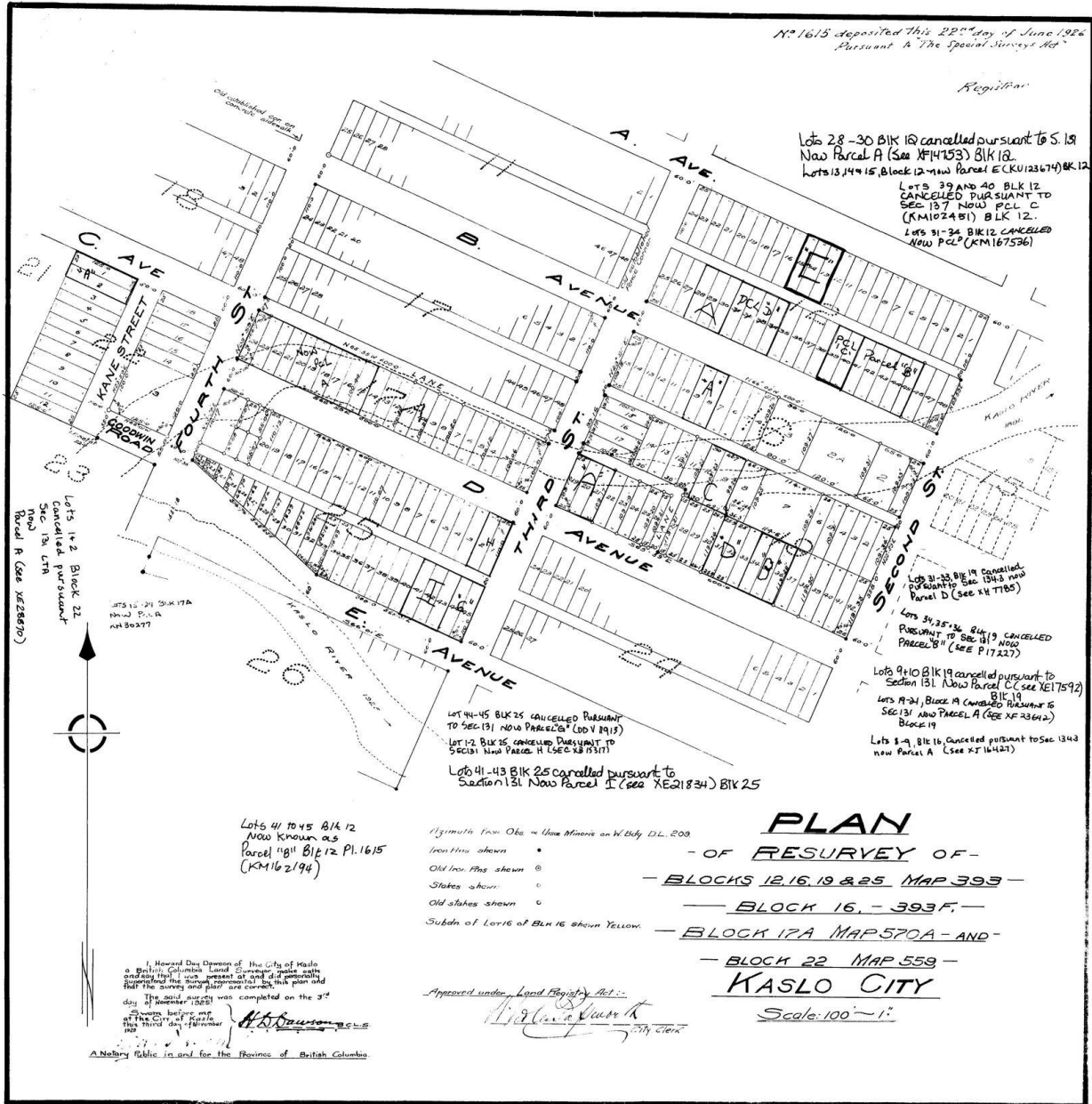
	Code	Description
	R1	Single Family and Two Family Residential Zone
	C2	Central Business District Zone
	RM1	Multiple Residential Zone
	C2B	Central Business District Zone
	P1	Park and Open Space Zone

SUBDIVISION PLAN (NEP1615)

Status: Filed

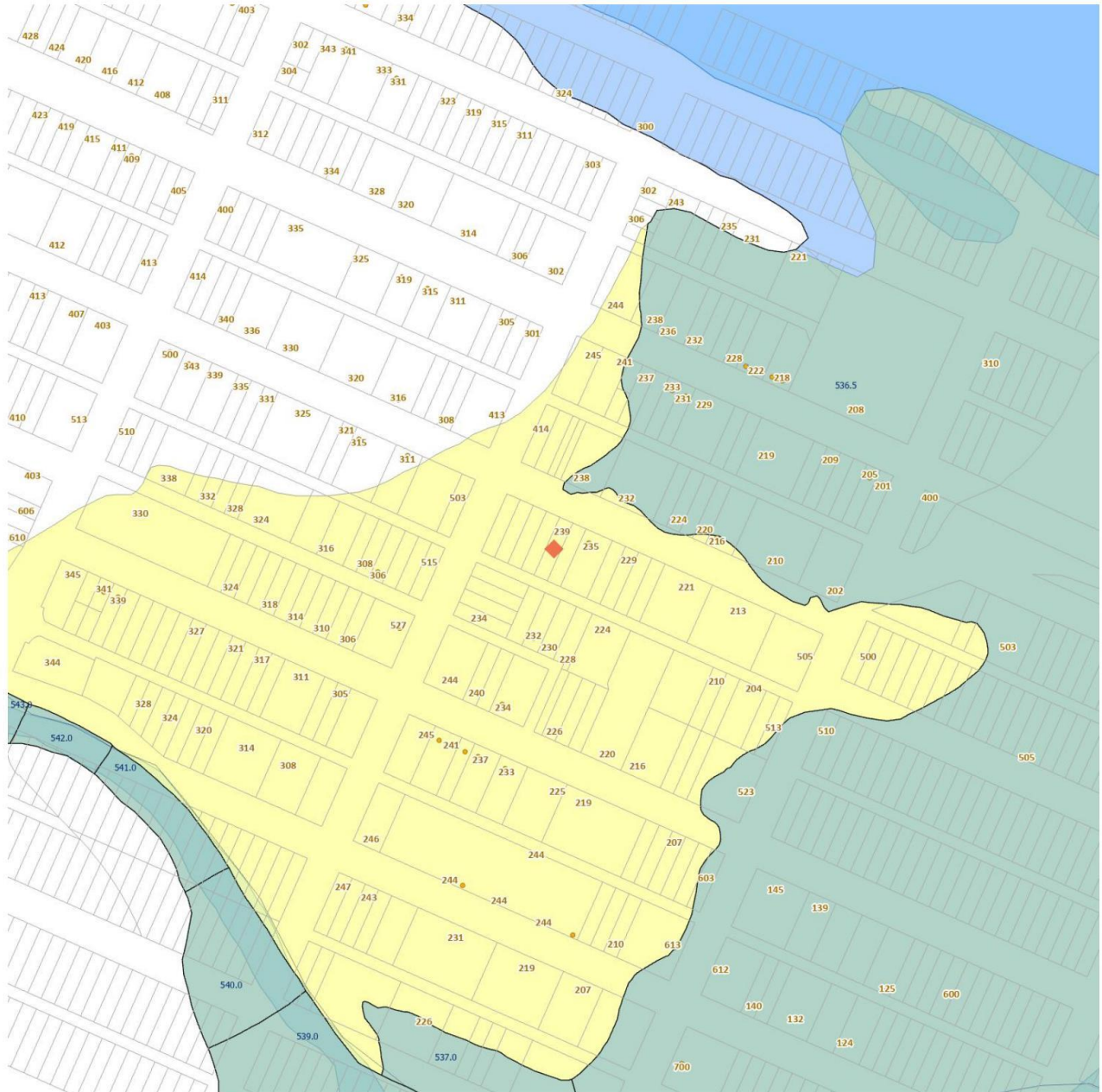
Plan #: NEP1615 App #: N/A Ctrl #: (Altered)

RCVD: 1998-02-05 RQST: 2026-05-23 15.01.56



FLOOD MAP

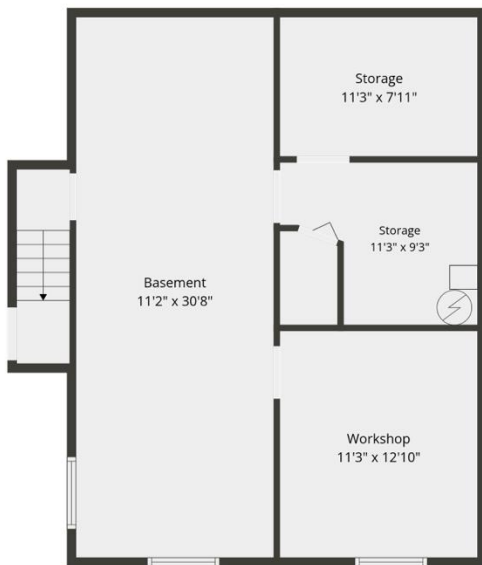
Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- Address Points

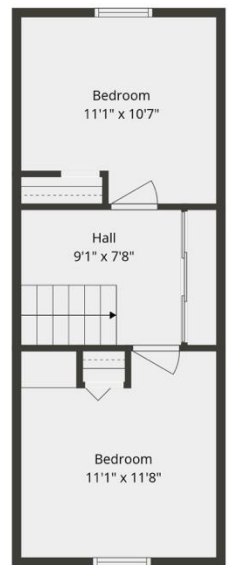
FLOOR PLAN



Basement



1st Floor



2nd Floor

TOTAL: 1369 sq. ft

Basement: 358 sq. ft, 1st floor: 846 sq. ft, 2nd floor: 165 sq. ft

EXCLUDED AREAS: WORKSHOP: 148 sq. ft, UNDEFINED: 52 sq. ft, STORAGE: 177 sq. ft,
LOW CEILING: 174 sq. ft, WALLS: 160 sq. ft

Drawing Scale And Dimensions Are Approximate - Actual Measurements May Vary



SEPTIC

JEAN SICOTTE HOUSE, 239 B AVE

B LANE

GARDEN
SHED

SEPTIC
TANK

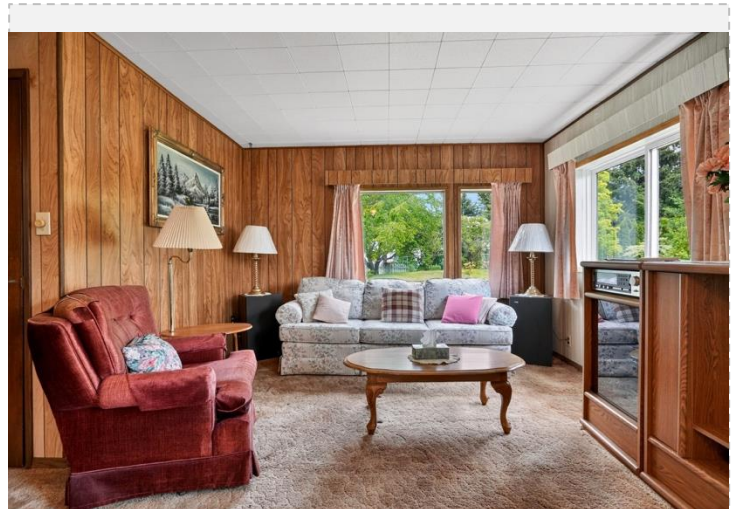
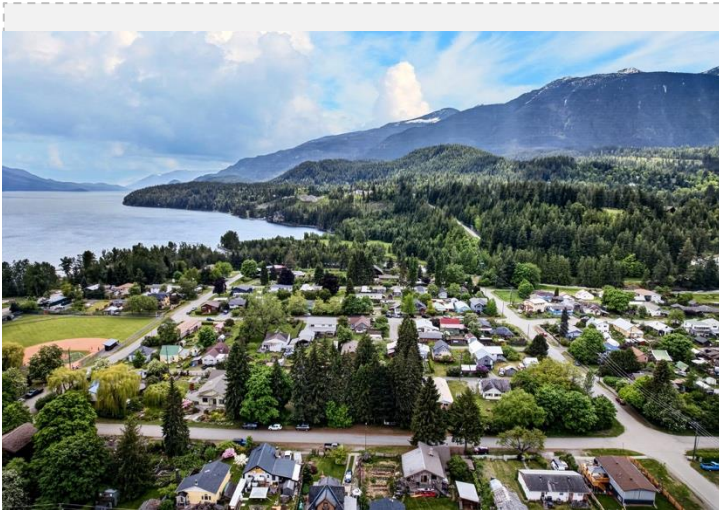
DRAIN
FIELD
(APPROX)

CONCRETE SEPTIC TANK
APPROX 1200 GALLON



B AVENUE

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
	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>