NELSON

801 Houston Street

Nelson, British Columbia V1L5J3

$1,299,000

MLS® 10374655

BEDS	BATHS	LIVING AREA	LOT	BUILT
7	5 + 2 half	5,280 sqft	0.17 acres	1976









DESCRIPTION

Located in Nelson's highly desirable Uphill neighborhood, this well-built home offers approximately 5,200 sq. ft. of flexible living space and is one of the most recognized properties in the area. Constructed with longevity in mind, plywood backing behind the majority of walls provides exceptional strength and durability. The home blends quality construction with numerous updates, including three kitchens, five fireplaces (two wood-burning and three gas), a legal renovated secondary suite, new roof, hot water tank, fresh interior and exterior paint, and updated flooring and carpet throughout most of the home. The kitchens have been refreshed with updated cabinetry and quartz countertops. Air conditioning is installed in the family room and primary bedroom. The primary suite includes a versatile flex space, and a solarium offers year-round enjoyment of the views. Outdoors features two gazebos, natural gas BBQ hookups, and garden areas ready for vegetables or flowers. An attached RV garage and a separate double garage with a 24' x 29' finished workshop. The driveway and lower path feature a durable rubberized aggregate surface. Supported by 400-amp service, the property is well-suited for future development. Artificial Intelligence has been used to enhance photos, remove personal items, and virtually stage; images are for illustrative purposes only and may not reflect the property's current condition. Buyers should independently verify all features and conditions.

DETAILS

MLS®	10374655
PID	013-065-629
Status	Active
Listed	Feb 2, 2026
Days on market	299
Property type	Single Family
Structure	House
Year built	1976
Living area	5,280 square feet
Lot size	0.17 acres
View	City view, Lake view, Mountain view, Valley view, View (panoramic)
Bedrooms	7
Bathrooms	5
Heating	Heat Pump, Baseboard heaters, Electric, See remarks
Cooling	Wall unit
Parking	2
Water	Municipal water
Sewer	Municipal sewage system
Taxes	$7,773

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Great room	Main level	24'6" x 19'0"
Dining room	Main level	14'9" x 11'1"
Kitchen	Main level	13'0" x 11'2"
Kitchen	Main level	10'4" x 16'8"
Bedroom	Main level	12'2" x 11'4"
Sunroom	Main level	18'8" x 13'9"
Living room	Main level	13'8" x 19'0"
2pc Bathroom	Main level	5'10" x 6'0"
Bedroom	Second level	11'5" x 12'6"
Full bathroom	Second level	7'6" x 9'1"
Bedroom	Second level	12'4" x 13'11"
Primary Bedroom	Second level	12'6" x 9'2"
Full ensuite bathroom	Second level	10'5" x 6'7"
Bedroom	Second level	21'6" x 6'
Other	Second level	17'10" x 11'11"
Primary Bedroom	Second level	13'9" x 19'5"
2pc Bathroom	Lower level	—
Full bathroom	Lower level	7'3" x 4'9"
Recreation room	Lower level	18'11" x 38'9"
Kitchen	Additional Accommodation	11'7" x 11'6"
Primary Bedroom	Additional Accommodation	11'0" x 10'10"
Utility room	Lower level	9'3" x 11'0"
Laundry room	Lower level	5'0" x 11'1"
Kitchen	Additional Accommodation	11'5" x 12'7"

PROPERTY DATA

Public-record information for this listing's PID, from the regional district GIS, BC Assessment, the Agricultural Land Commission's ALR maps, BC Water Rights licences and the GWELLS well database. It is shown as published by each source and has not been verified by eXp Luxury Nelson or the listing brokerage; confirm anything important with the source.

Regional District GIS

Site address	801 HOUSTON ST, NELSON
Folio	219.03145.001
Actual use	Residential Dwelling with Suite
Lot size	60 120 width/depth
Legal description	LOT 1 PLAN NEP9519 DISTRICT LOT 304 KOOTENAY LAND DISTRICT
Plan number	NEP9519
Electoral area	Nelson
Fire service area	NELSON
Water system	NELSON · MUNICIPAL
Zoning	R1 – Small-Scale Residential · Bylaw 3652
Official community plan	Small-Scale Residential · Bylaw 3247

Source: RDCK public map service · maps.rdck.bc.ca

BC Assessment

Roll year	2026
Total assessed value	$1,264,000
Land	$318,000
Improvements	$946,000
Previous year	$1,225,000
Property type	2 STY house - Standard
Year built	1976
Bedrooms	7
Bathrooms	4
Land size	60 x 120 Ft
First floor area	1,760 sqft
Second floor area	1,760 sqft
Basement finish	1,504 sqft
Storeys	2
Garage / carport	Garage G
Jurisdiction – roll	219-03145.001
Legal description	LOT 1, PLAN NEP9519, DISTRICT LOT 304, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$1,264,000	+3%
2025	$1,225,000	+1%
2024	$1,208,000	-2%
2023	$1,239,000	+5%
2022	$1,181,000	+25%

View this PID at the source

Source: BC Assessment · www.bcassessment.ca

Agricultural Land Reserve

In the ALR	No. The parcel is not in the Agricultural Land Reserve.

Source: Agricultural Land Commission, ALR maps · www.alc.gov.bc.ca

BC Water Rights licences

No water rights licences are attached to this PID.

View this PID at the source

Source: BC Water Rights licences · j200.gov.bc.ca

GWELLS groundwater wells

No wells are recorded for this PID in GWELLS.

View this PID at the source

Source: BC Groundwater Wells and Aquifers (GWELLS) · apps.nrs.gov.bc.ca

LINKS

Start 3D Tour https://unbranded.youriguide.com/801_houston_st_nelson_bc
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