NELSON

411 Hamilton Avenue

Nelson, British Columbia V1L3G1

$1,840,000

MLS® 10398510

BEDS	BATHS	LIVING AREA	LOT	BUILT
4	3	3,146 sqft	0.34 acres	1933









DESCRIPTION

Timeless Heritage Charm. Exceptional Views. Built in the 1930s and thoughtfully updated over the years, this distinguished 4-bedroom, 3-bathroom residence beautifully balances original character with modern luxuries and functionality. Set on an oversized, tiered lot, the property offers an exceptional sense of space and privacy, along with an abundance of parking and an attached double garage - a rare find in Nelson. The setting is truly spectacular, with sweeping views across Kootenay Lake to the surrounding mountains. Watch the sunsets from the deck or the comfort of your home and then enjoy a soak in the hot tub at the end of your day. Inside, the home retains the warmth and character of its 1930s heritage, complemented by numerous updates that enhance everyday living and conveniences. This home provides plenty of room for family and guests, while the combination of character, scale and setting gives this home a rare sense of distinction. A remarkable Nelson property offering heritage charm, outdoor living and truly captivating views.

DETAILS

MLS®	10398510
PID	028-964-578
Status	Active
Listed	Aug 28, 2026
Days on market	92
Property type	Single Family
Structure	House
Year built	1933
Living area	3,146 square feet
Lot size	0.34 acres
Bedrooms	4
Bathrooms	3
Parking	7
Water	Municipal water
Sewer	Municipal sewage system
Taxes	$8,374

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Bedroom	Main level	9'1" x 12'5"
Full bathroom	Main level	4'11" x 8'6"
Office	Main level	13'3" x 14'11"
Living room	Main level	22'0" x 16'2"

Room	Level	Dimensions
Dining room	Main level	13'11" x 14'1"
Kitchen	Main level	13'1" x 14'1"
Bedroom	Second level	9'0" x 12'6"
Bedroom	Second level	12'2" x 15'6"
Full bathroom	Second level	9'9" x 9'0"
Primary Bedroom	Second level	19'0" x 12'1"
Utility room	Basement	12'5" x 10'5"
Storage	Basement	13'5" x 18'8"
Full bathroom	Basement	4'11" x 9'1"
Den	Basement	15'9" x 14'7"
Other	Basement	22'8" x 23'3"

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	411 HAMILTON AVE, NELSON
Folio	219.03304.050
Actual use	Single Family Dwelling
Lot size	.336 acres
Legal description	LOT A PLAN EPP21562 DISTRICT LOT 304 KOOTENAY LAND DISTRICT
Plan number	EPP21562
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 Park and Green Space · Bylaw 3247

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

BC Assessment

Roll year	2026
Total assessed value	$1,258,000
Land	$410,000
Improvements	$848,000
Previous year	$1,125,000
Property type	2 STY house - Standard

Year built	1933
Bedrooms	4
Bathrooms	3
Land size	.336 Acres
First floor area	1,387 sqft
Second floor area	800 sqft
Basement finish	1,200 sqft
Storeys	2
Garage / carport	Garage G
Jurisdiction – roll	219-03304.050
Legal description	LOT A, PLAN EPP21562, DISTRICT LOT 304, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$1,258,000	+12%
2025	$1,125,000	0%
2024	$1,130,000	+11%
2023	$1,021,000	+7%
2022	$958,000	+21%

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/411_hamilton_ave_nelson_bc/
Play Video Tour https://youtube.com/shorts/_s6pR7YW0AI
View this listing online https://www.expluxurynelson.com/listings/10398510/411-hamilton-avenue-nelson
View on REALTOR.ca https://www.realtor.ca/real-estate/30209625/411-hamilton-avenue-nelson-nelson

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