THRUMS/TARRYS/GLADE

# 2626 Shoreacres Road

Castlegar, British Columbia V1N4P8

## $559,000

MLS® 10399803

| BEDS | BATHS | LIVING AREA | LOT | BUILT |
|---|---|---|---|---|
| 5 | 2 | 1,936 sqft | 0.79 acres | 1964 |









## DESCRIPTION

Welcome to 2626 Shoreacres Road, a solid family rancher with a self-contained lower level on a flat, usable 0.79-acre lot in the tranquil beauty of Shoreacres. Offering over 1,900 sq. ft. across two levels, this 5-bedroom, 2-bathroom home is ideal for multi-generational living or a mortgage helper. The main floor offers bright living space with an expansive living room and mountain views, a dedicated dining room, kitchen, three bedrooms, and a full bathroom. Downstairs, the self-contained suite has its own kitchen, spacious recreation room, two additional bedrooms, a second full bath, and ample dedicated storage in two separate storage rooms. The flexible layout can easily be returned to a split-level single-family home with minimal, non-structural changes. Forced-air natural gas heating, a private well, and an attached single-car garage add practicality. Major updates include a new septic system, plus plumbing and electrical upgrades in 2017. Outside, the expansive yard offers garden space, established fruit trees, room for chickens, goats, or rabbits, plus RV or boat parking. Shoreacres Beach is two minutes away, with soft sand and the iconic rope swing under the train bridge. Frog Peak Cafe, the Slocan River float, hiking and biking trails, golf, and ski hills are close by. The school bus runs down Shoreacres Road, and both Nelson and Castlegar are only 20 minutes away. Book your private showing today!

## DETAILS

| | |
|---|---|
| MLS® | 10399803 |
| PID | 023-601-485 |
| Status | Active |
| Listed | Sep 8, 2026 |
| Days on market | 81 |
| Property type | Single Family |
| Structure | House |
| Style | Ranch |
| Year built | 1964 |
| Living area | 1,936 square feet |
| Lot size | 0.79 acres |
| Bedrooms | 5 |
| Bathrooms | 2 |
| Heating | Baseboard heaters, Forced air, See remarks |
| Parking | 1 |
| Water | Well |
| Sewer | Septic tank |
| Taxes | $2,575 |

## ROOM DIMENSIONS

| ROOM | LEVEL | DIMENSIONS |
|---|---|---|
| Bedroom | Main level | 11'9" x 10'6" |

| Room | Level | Dimensions |
|---|---|---|
| Primary Bedroom | Main level | 13'7" x 10'6" |
| Full bathroom | Main level | 11'9" x 10'6" |
| Bedroom | Main level | 10'0" x 8'11" |
| Kitchen | Main level | 11'4" x 18'2" |
| Living room | Main level | 24' x 24'2" |
| Bedroom | Basement | 12'0" x 10'3" |
| Bedroom | Basement | 10'8" x 10'1" |
| Full bathroom | Basement | 10'8" x 10'3" |
| Family room | Basement | 16'4" x 16'6" |
| Kitchen | Basement | 10'8" x 12'1" |

## 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 | 2626 SHOREACRES RD, SHOREACRES |
| Folio | 709.01619.134 |
| Actual use | Single Family Dwelling |
| Lot size | .79 acres |
| Legal description | LOT A PLAN NEP23506 DISTRICT LOT 303 KOOTENAY LAND DISTRICT |
| Plan number | NEP23506 |
| Electoral area | Electoral Area I |
| Fire service area | TARRYS · Bylaw 921 |
| Zoning | R2I – Country Residential I · Bylaw 1675 |
| Official community plan | CR – Country Residential · Bylaw 2821 |
| Development permit areas | 11 – Is designated to protect the natural environment, its ecosystems and biological diversity to promote water conservation and aquifer protection when new development is proposed. · Bylaw 2821<br>10 – Is designated to establish guidelines for the protection of new development from the threat of wildfire. · Bylaw 2821 |

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

### BC Assessment

| | |
|---|---|
| Roll year | 2026 |
| Total assessed value | $507,000 |
| Land | $199,000 |
| Improvements | $308,000 |
| Previous year | $505,000 |

| | |
|---|---|
| Property type | 1 STY house - Standard |
| Year built | 1964 |
| Bedrooms | 3 |
| Bathrooms | 1 |
| Land size | .79 Acres |
| First floor area | 1,290 sqft |
| Storeys | 1 |
| Garage / carport | Garage G |
| Jurisdiction – roll | 709-01619.134 |
| Legal description | LOT A, PLAN NEP23506, DISTRICT LOT 303, KOOTENAY LAND DISTRICT |

| YEAR | ASSESSED VALUE | CHANGE |
|---|---|---|
| 2026 | $507,000 | 0% |
| 2025 | $505,000 | -2% |
| 2024 | $515,000 | -1% |
| 2023 | $519,000 | +19% |
| 2022 | $437,000 | +40% |

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

| WELL TAG | CLASS / USE | DEPTH | STATIC WATER LEVEL | YIELD | COMPLETED |
|---|---|---|---|---|---|
| 82181 | Water Supply / Private Domestic | 80 ft | | 7 USGPM | 2002-12-20 |

View this PID at the source

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

## LINKS

**Start 3D Tour** https://my.matterport.com/show/?m=EcDCDHxzu5J
**Play Video Tour** https://youtube.com/shorts/5Oz9Rz89cXA?feature=share
**View this listing online** https://www.expluxurynelson.com/listings/10399803/2626-shoreacres-road-castlegar
**View on REALTOR.ca** https://www.realtor.ca/real-estate/30244292/2626-shoreacres-road-castlegar-thrumstarrysglade

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