NELSON

582 Valhalla Road

Nelson, British Columbia V1L6M6

$1,299,000

MLS® 10400697

BEDS	BATHS	LIVING AREA	LOT	BUILT
3	2 + 1 half	1,488 sqft	0.4 acres	1960









DESCRIPTION

Rare Waterfront Paradise Just Minutes from Downtown Nelson! Rarely does an opportunity like this come along. Located just across the bridge from downtown Nelson, this special waterfront home offers 165 feet of sandy Kootenay Lake beachfront, spectacular bridge, park and city views, and the convenience of being at the end of a quiet no-through road. Step out your front door and onto the beach, where long sunny days can be spent swimming, boating, paddleboarding or simply enjoying the peace and beauty of the lake. This property has been in the same family for over 80 years. The home has been lovingly maintained and offers a practical layout and comfortable living space, while a detached 2-car garage provides plenty of room for vehicles, toys and storage. With its exceptional waterfront, sandy beach, privacy and close proximity to downtown Nelson, this is a truly special property—and a rare chance to own a piece of Kootenay Lake that you can enjoy for generations.

DETAILS

MLS®	10400697
PID	007-611-544
Status	Active
Listed	Sep 15, 2026
Days on market	74
Property type	Single Family
Structure	House
Style	Ranch
Year built	1960
Living area	1,488 square feet
Lot size	0.4 acres
View	City view, Lake view, Mountain view, View of water, View (panoramic), Unknown
Bedrooms	3
Bathrooms	2
Heating	Forced air, See remarks
Parking	4
Water	Community Water User's Utility
Sewer	Septic tank
Taxes	$5,804

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
4pc Bathroom	Main level	7'3" x 7'7"
Bedroom	Main level	11'1" x 11'6"

Room	Level	Dimensions
Primary Bedroom	Main level	11'1" x 12'3"
Sunroom	Main level	7'4" x 14'1"
Living room	Main level	14'2" x 19'8"
Kitchen	Main level	14'1" x 17'3"
Utility room	Basement	10'1" x 36'8"
Family room	Basement	14' x 24'7"
Bedroom	Basement	10'3" x 11'7"
2pc Bathroom	Basement	3'1" x 4'4"

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	582 VALHALLA RD, RURAL NELSON
Folio	707.02483.016
Actual use	Single Family Dwelling
Lot size	.4 acres
Legal description	LOT 1 PLAN NEP17498 DISTRICT LOT 372 KOOTENAY LAND DISTRICT
Plan number	NEP17498
Electoral area	Electoral Area F
Fire service area	NORTH SHORE · Bylaw 482
Zoning	OS – Open Space · Bylaw 1675 C1 – Neighbourhood Commercial · Bylaw 1675 R1F – Suburban Residential F · Bylaw 1675
Official community plan	SR – Suburban Residential · Bylaw 2214 OS – Open Space · Bylaw 2214
Non-standard flooding / erosion	Isaac brook · Rating G

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

BC Assessment

Roll year	2026
Total assessed value	$1,142,000
Land	$827,000
Improvements	$315,000
Previous year	$1,232,000
Property type	1 STY house - Basic
Year built	1960
Bedrooms	2

Bathrooms	2
Land size	.4 Acres
First floor area	988 sqft
Basement finish	500 sqft
Storeys	1
Garage / carport	Garage G
Jurisdiction – roll	707-02483.016
Legal description	LOT 1, PLAN NEP17498, DISTRICT LOT 372, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$1,142,000	-7%
2025	$1,232,000	+3%
2024	$1,199,000	-1%
2023	$1,214,000	+13%
2022	$1,071,000	+13%

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://my.matterport.com/show/?m=nQFESBNZQD3
View this listing online https://www.expluxurynelson.com/listings/10400697/582-valhalla-road-nelson
View on REALTOR.ca https://www.realtor.ca/real-estate/30284122/582-valhalla-road-nelson-nelson

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