NELSON

502 Houston Street

Nelson, British Columbia V1L5H7

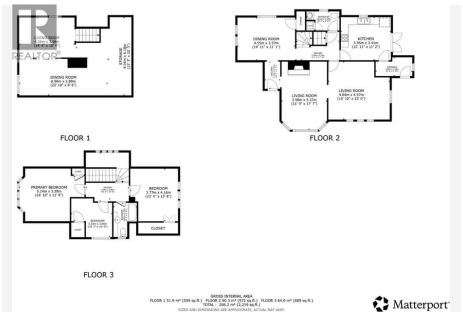
$1,149,900

MLS® 10402076

BEDS	BATHS	LIVING AREA	LOT	BUILT
3	2 + 1 half	1,885 sqft	0.21 acres	1910









DESCRIPTION

Set on a generous triple-sized corner lot in Nelson's established Uphill neighbourhood, 502 Houston Street is a distinctive heritage home where original craftsmanship and thoughtful modern improvements come together. Offering 3 bedrooms, 2 bathrooms and approximately 1,885 sq. ft. of living space, this home welcomes you with a classic covered front porch and interiors rich in historic detail. Original wood-panelled walls, built-ins and hardwood flooring add warmth and character, while generous windows fill the dining room with natural light. Meaningful improvements include a substantial 2023 kitchen renovation and new adjoining mudroom, an updated main-floor bathroom, relocated main-floor laundry, additional dining room insulation and a beautiful stained-glass window, enhancing comfort while respecting the home's architectural heritage. Upstairs, a welcoming landing connects three bedrooms and an updated bathroom, providing comfortable spaces for everyday living. Outside, mature perennials, landscaped tiered gardens and stone patios create inviting spaces for outdoor dining and relaxation. A rear-alley carport with storage and additional off-street parking add practicality. With schools, parks and downtown Nelson amenities nearby, 502 Houston Street offers a wonderful balance of historic charm, thoughtful improvements and an established neighbourhood setting. A home with more than a century of Nelson history, ready for its next chapter.

DETAILS

MLS®	10402076
PID	029-458-323
Status	Active
Listed	Sep 30, 2026
Days on market	59
Property type	Single Family
Structure	House
Year built	1910
Living area	1,885 square feet
Lot size	0.21 acres
View	City view, Lake view, Mountain view
Bedrooms	3
Bathrooms	2
Heating	Forced air
Parking	2
Water	Municipal water
Sewer	Municipal sewage system
Taxes	$6,766

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Mud room	Main level	4'10" x 9'6"
Kitchen	Main level	11'2" x 12'11"
Partial bathroom	Main level	5' x 8'7"
Living room	Main level	15' x 15'10"
Living room	Main level	17'7" x 11'9"
Foyer	Main level	7'1" x 4'
Dining room	Main level	11'1" x 14'11"
Full bathroom	Second level	8'10" x 6'1"
Bedroom	Second level	10' x 10'7"
Bedroom	Second level	13'8" x 12'4"
Primary Bedroom	Second level	11'9" x 16'10"
Utility room	Basement	20'3" x 13'3"
Workshop	Basement	9'6" x 22'10"
Family room	Basement	10'4" x 14'4"

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	502 HOUSTON ST, NELSON
Folio	219.01465.020
Actual use	Single Family Dwelling
Lot size	.207 acres
Legal description	PARCEL E BLOCK 50 PLAN NEP349 DISTRICT LOT 150 KOOTENAY LAND DISTRICT (BEING A CONSOLIDATION OF LOTS 1, 2 & 3, SEE CA4129295)
Plan number	NEP349
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	$1,016,000
Land	$329,000
Improvements	$687,000
Previous year	$938,000
Property type	2 STY house - Standard
Year built	1912
Bedrooms	3
Bathrooms	3
Land size	.207 Acres
First floor area	1,003 sqft
Second floor area	642 sqft
Basement finish	260 sqft
Storeys	2
Jurisdiction – roll	219-01465.020
Legal description	PARCEL E, BLOCK 50, PLAN NEP349, DISTRICT LOT 150, KOOTENAY LAND DISTRICT, (BEING A CONSOLIDATION OF LOTS 1, 2 & 3, SEE CA4129295)

YEAR	ASSESSED VALUE	CHANGE
2026	$1,016,000	+8%
2025	$938,000	-2%
2024	$956,000	+17%
2023	$814,000	+1%
2022	$803,000	+22%

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

Play Video Tour https://youtu.be/KMdiN8LT91k?si=4aN3DQhgOv8OjD2U
Start 3D Tour https://my.matterport.com/show/?m=PDS16Jdu8Pm
View this listing online https://www.expluxurynelson.com/listings/10402076/502-houston-street-nelson

View on REALTOR.ca https://www.realtor.ca/real-estate/30344812/502-houston-street-nelson-nelson

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