NORTH NELSON TO KOKANEE CREEK

3918 Macgregor West Road

Nelson, British Columbia V1L6M8

$1,699,000

MLS® 10404324

BEDS	BATHS	LIVING AREA	LOT	BUILT
4	2	2,626 sqft	0.47 acres	1978









DESCRIPTION

Discover paradise on this serene 0.47-acre waterfront property just 15 minutes from Nelson's North Shore. Nestled on a tranquil no-through street away from highway noise, homes like this are a rare find. Enjoy stunning water and mountain vistas from the expansive front deck and your private sandy beach spanning 85 feet of waterfront. This cedar-planked bungalow boasts 3 bedrooms, 2 bathrooms, and an open-concept layout designed for both functionality and family gatherings. French doors seamlessly connect indoor and outdoor living spaces, complemented by hardwood floors, ceramic tiles, and solid oak cabinets in the kitchen. Vaulted ceilings with clear cedar add elegance, while ample sunlight streams through southwest-facing windows and skylights. Cozy up by the fireplace in the living room or wood stove in the basement. With electric baseboards and natural gas forced air throughout, this home offers comfort year-round. Accessible via a paved driveway leading to a spacious triple garage, this waterfront oasis awaits you. Rare waterfront property with south facing views, easy entry access and close to Nelson. Triple sized garage with high ceilings and a paved flat driveway.

DETAILS

MLS®	10404324
PID	010-402-543
Status	Active
Listed	Oct 23, 2026
Days on market	36
Property type	Single Family
Structure	House
Style	Ranch
Year built	1978
Living area	2,626 square feet
Lot size	0.47 acres
View	Lake view, Mountain view
Bedrooms	4
Bathrooms	2
Heating	Baseboard heaters, Stove, Forced air, Wood
Parking	10
Water	Community Water User's Utility
Sewer	Septic tank
Taxes	$7,167

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
4pc Ensuite bath	Main level	—

Room	Level	Dimensions
Primary Bedroom	Main level	14'8" x 14'8"
Bedroom	Main level	9'11" x 14'10"
Laundry room	Main level	9'6" x 13'0"
Bedroom	Main level	11'0" x 11'8"
4pc Bathroom	Main level	—
Den	Main level	10'0" x 9'10"
Dining room	Main level	10'0" x 15'4"
Living room	Main level	15'4" x 15'8"
Kitchen	Main level	15'4" x 17'2"
Foyer	Main level	8'0" x 9'0"
Other	Basement	4'9" x 10'6"
Storage	Basement	4'9" x 10'6"
Family room	Basement	23'10" x 17'5"
Bedroom	Basement	11'0" x 12'0"

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	3918 MACGREGOR WEST RD, CRESCENT BAY
Folio	707.08968.070
Actual use	Single Family Dwelling
Lot size	.47 acres
Legal description	LOT 7 PLAN NEP9686 DISTRICT LOT 7453 KOOTENAY LAND DISTRICT
Plan number	NEP9686
Electoral area	Electoral Area F
Fire service area	NORTH SHORE · Bylaw 482
Zoning	R1F – Suburban Residential F · Bylaw 1675
Official community plan	SR – Suburban Residential · Bylaw 2214
Non-standard flooding / erosion	Sitkum Creek -2-W · D · Rating E

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

BC Assessment

Roll year	2026
Total assessed value	$1,411,000
Land	$723,000

Improvements	$688,000
Previous year	$1,556,000
Property type	1 STY house - Standard
Year built	1978
Bedrooms	3
Bathrooms	2
Land size	.47 Acres
First floor area	1,984 sqft
Basement finish	990 sqft
Storeys	1
Garage / carport	Garage G
Jurisdiction – roll	707-08968.070
Legal description	LOT 7, PLAN NEP9686, DISTRICT LOT 7453, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$1,411,000	-9%
2025	$1,556,000	+3%
2024	$1,512,000	-2%
2023	$1,537,000	+12%
2022	$1,370,000	+17%

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://www.youtube.com/watch?v=FhXhjAocY_A
View this listing online https://www.expluxurynelson.com/listings/10404324/3918-macgregor-west-road-nelson
View on REALTOR.ca https://www.realtor.ca/real-estate/30437432/3918-macgregor-west-road-nelson-north-nelson-to-kokanee-creek

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