NELSON SOUTH/SALMO RURAL

8774 Highway 6 Highway

Salmo, British Columbia V0G1Z0

$1,235,000

MLS® 10404401

BEDS	BATHS	LIVING AREA	LOT	BUILT
3	4 + 1 half	3,222 sqft	20.38 acres	2020









DESCRIPTION

Welcome to your ultimate Kootenay country estate. Tucked away at the end of a private, tree-lined driveway, this stunning 3,200 sq. ft. country-style home sits on 20 pristine acres featuring fenced open pastures and fields perfect for horses or homesteading. Located just minutes from the quaint community of Salmo and a scenic 25-minute drive to Nelson, this property perfectly blends rural privacy with everyday convenience. Built with an energy-efficient ICF foundation, the main residence showcases beautiful timber frame accents, soaring vaulted ceilings, and cozy in-floor heating throughout. The bright, fully finished daylight walk-out basement functions as a complete in-law suite, bringing the home's total layout to 3 spacious bedrooms and 4 bathrooms. Outside, an expansive wrap-around covered deck offers spectacular, panoramic mountain views, complemented by a double-car carport for convenient vehicle storage. For the hobbyist or entrepreneur, the massive 35'x50' detached workshop comes fully equipped with its own bathroom, offering endless space for projects, equipment, or a home business. Experience the perfect mix of functional country living, premium craftsmanship, and breathtaking natural beauty.

DETAILS

MLS®	10404401
PID	017-103-037
Status	Active
Listed	Oct 28, 2026
Days on market	31
Property type	Single Family
Structure	House
Year built	2020
Living area	3,222 square feet
Lot size	20.38 acres
Waterfront	Waterfront on creek
View	Mountain view, Valley view, View (panoramic)
Bedrooms	3
Bathrooms	4
Heating	In Floor Heating, See remarks, Other
Parking	6
Water	Well, Creek/Stream
Taxes	$4,140

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
2pc Bathroom	Main level	3'6" x 6'10"

Room	Level	Dimensions
Pantry	Main level	4'10" x 8'11"
Foyer	Main level	6'8" x 13'3"
3pc Ensuite bath	Main level	4'11" x 9'10"
Primary Bedroom	Main level	12'2" x 15'11"
Dining room	Main level	6'7" x 13'10"
Living room	Main level	16'7" x 16'6"
Kitchen	Main level	13'11" x 12'4"
Full ensuite bathroom	Second level	6'8" x 8'4"
Bedroom	Second level	17'9" x 32'6"
Storage	Basement	6'1" x 7'11"
Utility room	Basement	6'2" x 7'11"
Living room	Basement	16'3" x 15'8"
3pc Bathroom	Basement	7'2" x 8'1"
Laundry room	Basement	4'2" x 7'1"
Bedroom	Basement	9'1" x 15'9"
Dining room	Additional Accommodation	7'7" x 8'10"
Kitchen	Additional Accommodation	7'7" x 13'0"

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	8774 HIGHWAY 6, RDCK REGION
Folio	707.05617.020
Actual use	2 Acres Or More (Single Family Dwelling, Duplex)
Lot size	20.38 acres
Legal description	PARCEL A PLAN NEPX70 DISTRICT LOT 1237 KOOTENAY LAND DISTRICT SUBLOT 68 EXCEPTPLAN NEP69020 (REF PL 114105I)
Plan number	NEPX70
Electoral area	Electoral Area G
Fire service area	SALMO · Bylaw 321
Zoning	AG – Agriculture · Bylaw 2452 R2 – Country Residential · Bylaw 2452 R4 – Remote Residential · Bylaw 2452

Official community plan	AG – Agriculture · Bylaw 2452 RC – Country Residential · Bylaw 2452 RR – Rural Residential · Bylaw 2452
Development permit areas	9 – The Watercourse DPA is designated to ensure the riparian areas surrounding lakes, streams, wetlands, and other watercourses are protected from the impacts of new development. · Bylaw 2452
RDCK agricultural land reserve	ALR
Flood construction level	Salmo River · 675.0 m level · 30.0 m setback · YES Salmo River · 674.0 m level · 30.0 m setback · YES

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

BC Assessment

Roll year	2026
Total assessed value	$1,023,500
Land	$295,500
Improvements	$728,000
Previous year	$951,500
Property type	2 STY house - Standard
Year built	2020
Bedrooms	2
Bathrooms	3
Land size	20.38 Acres
First floor area	1,224 sqft
Second floor area	468 sqft
Storeys	2
Garage / carport	Carport C
Jurisdiction – roll	707-05617.020
Legal description	PARCEL A, PLAN NEPX70, SUBLOT 68, DISTRICT LOT 1237, KOOTENAY LAND DISTRICT, EXCEPT PLAN NEP69020, (REF PL 114105I)

YEAR	ASSESSED VALUE	CHANGE
2026	$1,023,500	+8%
2025	$951,500	+2%
2024	$933,200	-1%
2023	$944,300	+14%
2022	$824,700	+145%

View this PID at the source

Source: BC Assessment · www.bcassessment.ca

Agricultural Land Reserve

In the ALR	Yes. All or part of the parcel is in the Agricultural Land Reserve.

Source: Agricultural Land Commission, ALR maps · www.alc.gov.bc.ca

BC Water Rights licences

LICENCE	STATUS	PURPOSE	SOURCE	QUANTITY	PRIORITY DATE
F011869	Current	Domestic	Northern Brook	4.55 m3/day	1934-09-28
F011869	Current	Irrigation: Private	Northern Brook	15418.5 m3/year	1934-09-28

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

Virtual Tour https://tour.giraffe360.com/b37a495ae7af4921bdc3e365aec17d7d/?lsf=1
View this listing online https://www.expluxurynelson.com/listings/10404401/8774-highway-6-highway-salmo
View on REALTOR.ca https://www.realtor.ca/real-estate/30455269/8774-highway-6-highway-salmo-nelson-southsalmo-rural

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