KOKANEE CREEK TO BALFOUR

7022 Highway 3a

Balfour, British Columbia V1L6R9

$1,998,750

MLS® 10404883

BEDS	BATHS	LIVING AREA	LOT	BUILT
1	1	1,022 sqft	3.97 acres	1957









DESCRIPTION

Escape to an unparalleled waterfront lifestyle on the West Arm of Kootenay Lake. Nestled in a peaceful, deeply private setting just minutes from Nelson, this rare property offers an incredible combination of natural beauty and investment flexibility. Comprising a flat 3.97 acres of majestic old-growth cedar forest across two separate titled parcels, the estate is beautifully shrouded in a canopy of mature trees, creating absolute privacy. Boasting an impressive 75 meters (246 feet) of premium Kootenay Lake frontage, the property features a private wharf and coveted foreshore rights on Lot 2. An existing 1957 home sits on the property, offering an incredible strategic advantage: it could be potentially used to grandfather the location of a new lakefront build right near the water's edge, while utilizing the existing well and septic system. Because this offering includes two distinct titles, it presents an ideal opportunity for two families to purchase separate shares of paradise. The location perfectly balances total seclusion with local convenience. You are moments from Red Fish Elementary, charming pubs, and the Balfour general store, with the ferry just 10 minutes away. Recreation is endless—enjoy golf courses within 10 minutes, soak at Ainsworth Hot Springs in 20 minutes, or drive an hour to Whitewater for legendary downhill skiing, or Zincton for backcountry lines, and heli-skiing. With Castlegar Airport 45 minutes away and the US border just an hour south, this dream acreage is accessible yet beautifully a world-away. Imagine!

DETAILS

MLS®	10404883
PID	025-678-248
Status	Active
Listed	Oct 29, 2026
Days on market	30
Property type	Single Family
Structure	House
Style	Bungalow
Year built	1957
Living area	1,022 square feet
Lot size	3.97 acres
View	Lake view, Mountain view, View of water
Bedrooms	1
Bathrooms	1
Heating	Electric
Water	Dug Well
Sewer	Septic tank

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Full bathroom	Main level	8'1" x 5'9"

Room	Level	Dimensions
Primary Bedroom	Main level	13'11" x 15'8"
Living room	Main level	20'4" x 17'7"
Kitchen	Main level	13'8" x 13'

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	7022 HIGHWAY 3A, RDCK REGION
Folio	707.08406.100
Actual use	Residential Outbuilding Only
Lot size	1.1 acres
Legal description	LOT 2 PLAN NEP73613 DISTRICT LOT 7077 KOOTENAY LAND DISTRICT FORESHORE FRONTING ON WATERFRONT WEST ARM LAKE - PRIVATE MOORAGE
Plan number	NEP73613
Electoral area	Electoral Area E
Fire service area	BALFOUR · Bylaw 1158
Official community plan	RC – Country Residential · Bylaw 2260
Development permit areas	6 – The Residential Cluster DPA is designated to ensure new intensive residential development is sensitive to adjoining lands, the natural environment, and rural character. · Bylaw 2260 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 2260
Non-standard flooding / erosion	Laird Creek -2-W · D · Rating E

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

BC Assessment

Roll year	2026
Total assessed value	$859,000
Land	$608,000
Improvements	$251,000
Previous year	$916,000
Property type	1 STY house - Basic
Year built	1957
Bedrooms	3
Bathrooms	1
Land size	1.1 Acres
First floor area	1,173 sqft
Storeys	1

Jurisdiction – roll	707-08406.100
Legal description	LOT 2, PLAN NEP73613, DISTRICT LOT 7077, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$859,000	-6%
2025	$916,000	+6%
2024	$867,000	-1%
2023	$877,000	+14%
2022	$766,000	+24%

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://unbranded.youriguide.com/7022_bc_3a_nelson_bc/
Play Video Tour https://www.youtube.com/watch?v=Y6GQCMbffmw
View this listing online https://www.expluxurynelson.com/listings/10404883/7022-highway-3a-balfour
View on REALTOR.ca https://www.realtor.ca/real-estate/30459319/7022-highway-3a-balfour-kokanee-creek-to-balfour

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