KOKANEE CREEK TO BALFOUR

8110 & 8120 Busk Road

Balfour, British Columbia V0G1C0

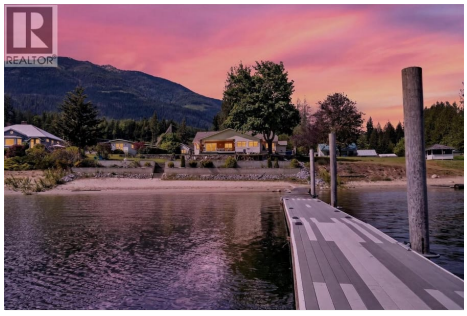
$1,195,000

MLS® 10405939

BEDS	BATHS	LIVING AREA	LOT	BUILT
5	3	2,525 sqft	1.18 acres	1949









DESCRIPTION

This is a rare opportunity to experience the beauty of Balfour BC with a stunning 100ft of sandy beach right at your doorstep! The rancher style home includes four bedrooms and two full bathrooms, with the convenience of dividing into two separate living spaces. The property has 2 separate flat lots totaling 1.18 acres, (one .88 acre, other .3 acre) with the .3-acre lot holding potential to be sold or built upon. Also included is a self-contained one-bedroom, one-bathroom cottage, the investment potential and income support from this property are both versatile and generous. Offering a fantastic family getaway, this is one of the most unique options available on the market today. The main living area is bright, clean, spacious and showcases an abundance of natural light. An open kitchen and dining concept was thoughtfully curated with family gatherings and entertainment in mind. Bask in the sunrise from the deck and marvel in the sunset from the large covered porch. Featuring central laundry, double garage, cold room in the basement, dock, a large detached storage shed, sizable fenced garden, two decks, and ample parking for guests and RV's make this a highly efficient and functioning property. Located just minutes from the Balfour Golf Course and Balfour amenities, this waterfront home is the perfect retirement or family vacation getaway!

DETAILS

MLS®	10405939
PID	010-569-707
Status	Active
Listed	Nov 16, 2026
Days on market	12
Property type	Single Family
Structure	House
Style	Ranch
Year built	1949
Living area	2,525 square feet
Lot size	1.18 acres
Waterfront	Waterfront on lake
View	Lake view, Mountain view, Valley view
Bedrooms	5
Bathrooms	3
Heating	Baseboard heaters, Electric, See remarks
Parking	12
Water	Community Water User's Utility
Taxes	$6,816

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
4pc Bathroom	Main level	—
Bedroom	Main level	11'9" x 9'8"
Living room	Main level	11'9" x 12'4"
Kitchen	Main level	11'9" x 16'9"
Laundry room	Main level	7'2" x 6'8"
4pc Bathroom	Main level	—
Bedroom	Main level	10'1" x 11'
Bedroom	Main level	10'9" x 14'8"
Living room	Main level	17'5" x 11'1"
Kitchen	Main level	10'6" x 9'10"
Foyer	Main level	7'11" x 19'7"
4pc Bathroom	Main level	—
Primary Bedroom	Main level	16'0" x 11'0"
Bedroom	Main level	10'2" x 14'0"
Living room	Main level	14' x 11'3"
Kitchen	Main level	16'11" x 14'6"
Storage	Basement	11'10" x 12'0"
Other	Basement	7'8" x 15'2"

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

Folio	707.00839.000
Electoral area	Electoral Area E
Fire service area	BALFOUR · Bylaw 1158
Water system	BALFOUR · RDCK OWNED · Bylaw 2288
Official community plan	GC – General Commercial · Bylaw 2260 RS – Suburban Residential · Bylaw 2260 RA – Resource Area · Bylaw 2260

Development permit areas	5 – The Industrial and Commercial DPA is designated to ensure new industrial and commercial development is compatible with the surrounding rural character and considerate of the natural environment. · Bylaw 2260 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

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

BC Assessment

Roll year	2026
Total assessed value	$1,239,000
Land	$581,000
Improvements	$658,000
Previous year	$1,202,000
Property type	1 STY house - Standard
Year built	1949
Bedrooms	3
Bathrooms	2
Land size	.88 Acres
First floor area	1,862 sqft
Storeys	1
Garage / carport	Garage G
Jurisdiction – roll	707-00839.000
Legal description	LOT 6, PLAN NEP961, DISTRICT LOT 184, KOOTENAY LAND DISTRICT, EXC PCL A SEE 157473I

YEAR	ASSESSED VALUE	CHANGE
2026	$1,239,000	+3%
2025	$1,202,000	-1%
2024	$1,219,000	-2%
2023	$1,250,000	+22%
2022	$1,025,000	+46%

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

View this listing online https://www.expluxurynelson.com/listings/10405939/8110-and-8120-busk-road-balfour
View on REALTOR.ca https://www.realtor.ca/real-estate/30517372/8110-8120-busk-road-balfour-kokanee-creek-to-balfour

Listing data supplied by CREA's DDF®. Information deemed reliable but not guaranteed.
Listing updated Nov 16, 2026

The listing data is provided under copyright by the Canadian Real Estate Association (CREA). The trademarks REALTOR®, REALTORS®, and the REALTOR® logo are controlled by CREA and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.