

# \$459,000 - 6222 Slocan River Road, Winlaw

MLS® #10348428

**\$459,000**

3 Bedroom, 1.00 Bathroom, 2,005 sqft

Single Family on 7.66 Acres

Passmore/Winlaw/Slocan, Winlaw, British Columbia

Located in the agricultural area of Appledale near Winlaw. Simple, solid 1950's, 3 bedrooms, 1 bath home on beautiful 7.66 acres fenced property in the ALR. The home has many upgrades. There is an attached office/studio that would be suitable for a home-based business and a large, covered, screened-in porch. Full, partially finished basement with separate entrance offering recreation room, cold room, laundry and plenty of storage. Water is from Angus Creek with domestic and 1.25 acre-ft licenses. In addition, there is an unused shallow well with cement collars situated in the "orchard" in the lower field. Outbuildings include a 2 stall barn with tack room and detached carport.

Approximately 15 years ago, there was a separate mobile home between the carport and barn. There is water to that location and in the barn is a separate electrical service. The septic for the secondary dwelling site is not to code. This property offers peace and quiet, with fruit trees, beautiful valley views, rolling pasture, fenced garden area and great sun exposure. Quiet location with good access off a secondary road, minutes away from "downtown" Winlaw and the Slocan River. A 35-40 minute commute to Nelson or Castlegar. (id:6289)

Built in 1950

## Essential Information



Listing #	10348428
Price	\$459,000
Bedrooms	3
Bathrooms	1.00
Square Footage	2,005
Acres	7.66
Year Built	1950
Type	Single Family
Sub-Type	Freehold
Style	Ranch

### Community Information

Address	6222 Slocan River Road
Subdivision	Passmore/Winlaw/Slocan
City	Winlaw
Province	British Columbia
Postal Code	V0G2J0

### Amenities

Amenities	Recreation, Schools, Shopping
Features	Corner Site
Parking Spaces	99
View	Mountain view

### Interior

Appliances	Refrigerator, Range - Electric, Water Heater - Electric, Washer & Dryer
Heating	Forced air, See remarks
# of Stories	2

### Exterior

Exterior	Stucco, Wood siding
Exterior Features	Rolling
Roof	Metal

### Additional Information

Zoning	Agricultural
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### Listing Details

Listing Office	Coldwell Banker Rosling Real Estate (Nelson)
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Listing information last updated on October 13th, 2025 at 9:16am CDT