



# 4421 Slocan River Road Winlaw British Columbia

\$480,000

This is an estate sale with immediate possession available. Experience the best of Kootenay living on this rare 29-acre waterfront property along the Slocan River. Spend your days kayaking, tubing, or paddle boarding right from your own private beach—an iconic lifestyle in this sought-after region. Approximately 5 acres are cleared, with the remainder being treed and backing onto crown land, offering privacy and potential timber value. The property features a rancher-style 1 bedroom 1 bath home, and separate 1 bedroom, 1 bathroom cabin, both requiring substantial renovations. Fix them up and rent them out, or live in one while you build your dream home. With no zoning in place, enjoy exceptional flexibility for future plans. Additional outbound buildings include two carports, a chicken coop, and two storage sheds. The property is divided by Slocan River Road. A \$10,000 geotechnical report is complete, outlining suitable building areas for RDCK building permit approval. Bonus: this property is located outside the foreign buyer ban. (id:6769)

Living room 11'5" x 16'8"  
Foyer 7'3" x 16'  
4pc Bathroom 8'4" x 12'2"  
Primary Bedroom 12'6" x 10'4"  
Kitchen 10'1" x 16'8"

Partial bathroom 5' x 3'  
Bedroom 11'8" x 10'7"  
Living room 15'2" x 10'7"  
Kitchen 14'1" x 13'3"

Listing Presented By:



Originally Listed by:  
Fair Realty (Nelson)



Royal

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