

\$499,900 - 312 8th Avenue, Castlegar

MLS® #10336011

\$499,900

3 Bedroom, 2.00 Bathroom, 2,298 sqft

Single Family on 0.14 Acres

North Castlegar, Castlegar, British Columbia

Investor Alert! Newly Renovated Downtown Home with Basement Suite, Hot Tub, & Subdivision Potential! Don't miss out on this incredible opportunity to own a newly renovated property in the heart of downtown, ideal for both first-time homebuyers and savvy investors! This charming home offers endless possibilities, combining modern updates with the potential for future growth. The main floor has been thoughtfully updated and features an open-concept layout with 2 spacious bedrooms, 1 stylish bathroom, a large kitchen, and convenient laundry facilities. A partially finished attic space adds extra potential for expansion or creative use. Currently rented month-to-month at \$2300, this unit offers immediate income! The lower level boasts a fully separate basement suite—perfect for rental income or as an in-law suite. This suite includes 1 bedroom, 1 bathroom, a functional kitchen, and laundry, all in excellent condition. Currently rented month-to-month at \$675, it's a great source of additional income. Recent upgrades include a new gas furnace and hot water tank, ensuring the home is as efficient as it is comfortable. Outside, the property sits on a double lot with plenty of yard space—ideal for gardening, outdoor gatherings, or simply enjoying the fresh air. Step out onto the deck, where you'll find a hot tub, perfect for relaxation and entertaining. Located within walking distance to schools, parks, coffee shops, and more, this property offers an unbeatable location. Plus, with the



potential to subdivide an extra lot, the investment opportunities here are boundless. With its prime location, updated features, rental income potential, and future growth opportunities, this property is a must-see! Schedule your viewing today and make this downtown gem yours! (id:6289)

Built in 1941

Essential Information

Listing #	10336011
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Square Footage	2,298
Acres	0.14
Year Built	1941
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	312 8th Avenue
Subdivision	North Castlegar
City	Castlegar
Province	British Columbia
Postal Code	V1N1N2

Amenities

Amenities	Public Transit, Park, Recreation, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone, Sewer, Water
Parking Spaces	2
Parking	Additional Parking, Other, Street
View	Mountain view

Interior

Appliances	Refrigerator, Dryer, Range - Electric, Washer
Heating	Forced air, See remarks

of Stories 1

Exterior

Exterior Stucco

Roof Asphalt shingle

Additional Information

Zoning Residential

Listing Details

Listing Office eXp Realty



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Listing information last updated on October 31st, 2025 at 4:16pm MDT