

\$530,000 - 6268 Picard Road, Appledale

MLS® #10358538

\$530,000

2 Bedroom, 1.00 Bathroom, 1,091 sqft

Single Family on 10.29 Acres

Passmore/Winlaw/Slocan, Appledale, British Columbia

A rare chance to secure 10 acres of ALR land with extensive frontage on the Slocan River. This unique property offers a mix of forest, open yard space, and a mature, chemical-free apple orchard with over 40 producing trees—ideal for those looking to generate income through agricultural or rental use. The existing 2-bedroom, 1-bath home is solid and functional, with electric baseboard heating and a wood stove. It provides a great starting point for upgrades or redevelopment, having seen only light use over the past five years and occupied by a single resident for most of its life. There's also an irrigation licence directly from the river, supporting future agricultural development or crop expansion. A detached shop/guesthouse with an attached carport offers potential for additional income, workspace, or guest accommodation. Two storage sheds provide plenty of room for equipment, tools, or seasonal harvest. Hazelnut trees and a section of Christmas trees at the rear of the orchard add diversity to the landscape and future crop options. With ALR zoning and a history of farm status, this property presents a versatile opportunity for investors—whether you're looking to establish a small agricultural business, add rental income, or hold for long-term appreciation in a sought-after rural location. Bring your vision and unlock the full potential of this scenic and productive riverside acreage. (id:6289)



Built in 1984

Essential Information

Listing #	10358538
Price	\$530,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,091
Acres	10.29
Year Built	1984
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	6268 Picard Road
Subdivision	Passmore/Winlaw/Slocan
City	Appledale
Province	British Columbia
Postal Code	V0G2J0

Amenities

Parking	Covered
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Heating	Baseboard heaters
# of Stories	1

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Coldwell Banker Rosling Real Estate (Nelson)
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