



801 16th Street S		Status	Active
Major Area	Kootenay	Possession	
Minor Area	CRAN - Cranbrook South	Title Tier 1	Freehold
City	Cranbrook	Title Tier 2	Fee Simple
Type	Single Family - Detached	Price	\$809,900.00
Style	Bungalow	Orig. Price	\$809,900.00
Taxes	\$6,293 (2024)	Sale Price	
MLS®	10339899	Date Listed	Mar 27/25
Year Built	1992	Date Sold	
Zoning	R-1	Status Chg.	Mar 27/25
Postal Code	V1C 5N9	DOM	4
Strata/Assoc	No / No		

INTERIOR

Bedrooms	4	Beds Property	4	Beds Main Bldg	4	Beds Suite	
Bathrooms	3	Baths Property	3	Baths Main Bldg	3	Baths Suite	
Fin. Sqft	3,550	Beds Aux Bldg		Ensuites		Shop/Den	No / Yes
Above Grade	1785.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	1765.0	Fireplace	Gas	Accessibility			
Unfinished Area		Fireplaces	2	Basement	Finished, Full, Separate Entrance, Walk-Out Access		
Flooring				Windows			
Laundry							
Appliances	Dishwasher, Electric Range, Freezer, Refrigerator, Washer/Dryer, Water Softener						
Interior Features	Kitchen Island, Vacuum Built-In, Vaulted Ceiling(s)						

ROOMS (Total: 3,550 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	1765.0		1785			
Foyer			8' 10" x 6' 6"			
Living Room			14' 3" x 13' 0"			
Dining Room			10' 0" x 9' 8"			
Kitchen			15' 10" x 11' 9"			
Nook			11' 5" x 8' 3"			
Family Room			14' 8" x 11' 3"			
Primary Bedroom			16' 9" x 12' 4"			
Ensuite - Full 5 PCE			13' 9" x 12' 4"			
Bedroom	10' 6" x 9' 5"		10' 1" x 8' 11"			
Bathroom - Full 4 PCE	9' 1" x 5' 4"		8' 4" x 5' 1"			
Laundry			13' 3" x 6' 7"			
Recreation Room	24' 0" x 11' 0"					
Game Room	20' 0" x 11' 7"					
Bedroom	12' 0" x 11' 9"					
Den	9' 10" x 9' 1"					
Hobby Room	13' 1" x 9' 5"					
Storage	23' 3" x 11' 8"					

BUILDING

Storeys		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	Asphalt/Fibreglass Shingles	Foundation	Concrete
Ceiling Height		Building Area	
Construction	Frame - Wood		
Building Feat			
Pool	No - None		
Security	Security System		

SERVICES

Heating	Forced Air, Natural Gas	Cooling	Central Air
Water	Municipal	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	10,018	Lot Acres	0.23	Lot Dimensions		RV Spaces	2
Secure Spaces		Garage Spaces	2.0	Parking Total		Carpport Spaces	
Garage Dimensions				Directions			
Parking Features	Additional Parking, Garage - Attached, Garage Door Opener, Oversized, RV Access/Parking			View	Mountain(s)		
Exterior Features	Garden, Private Yard, Two Balconies, Underground Sprinkler						
Waterfront	No			Patio/Porch			
Exterior Construction	Brick, Vinyl						
Lot Features	Landscaped, Near Public Transit, Views						

Stunning Bungalow with Rocky Mountain Views situated on a beautiful .23 acre lot. Welcome to this bright and spacious 1,785 sq. ft. bungalow with a full finished basement, offering 4 bedrooms & 3 full baths in a desirable neighborhood. Step inside to an open-concept floor plan with soaring vaulted ceilings in the living room, creating an airy and inviting space with your formal dining room. The dream kitchen is perfect for cooking and entertaining, featuring ample cabinetry, spacious island, modern appliances, a water softener, & a reverse osmosis system for pure, clean drinking water. With a bright breakfast nook & spacious family room on the main floor provides a cozy gathering space, while the large rec room in the basement is perfect for kids, hobbies, or entertaining. Two gas fireplaces add warmth and charm throughout the home. The primary bedroom is a true retreat, with a private deck to enjoy your morning coffee and access to large patio overlooking private fenced back yard for outdoor enjoyment. Lovely 5-pce ensuite with large walk in closet. This home is packed with extras, including central air conditioning, central vacuum system, underground sprinklers, security system for peace of mind. This home offers plenty of parking, including a 24'x26' oversized garage, covered RV/boat storage, & additional RV parking with a septic drain hookup for convenience. This much-loved family home boasts breathtaking Rocky Mountain views and is available for quick possession. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:
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