



1800 2A Street S		Status	Active
Major Area	Kootenay	Possession	Freehold
Minor Area	CRAN - Cranbrook South	Title Tier 2	Fee Simple
City	Cranbrook	Price	\$599,900.00
Type	Single Family - Detached	Orig. Price	\$599,900.00
Style		Sale Price	
Taxes	\$4,849 (2024)	Date Listed	Nov 12/24
MLS®	10328279	Date Sold	
Year Built	1991	Status Chg.	Nov 12/24
Zoning	R1	DOM	3
Postal Code	V1C 1E4		
Strata/Assoc	No / No		

INTERIOR

Bedrooms	5	Beds Property	5	Beds Main Bldg	5	Beds Suite	
Bathrooms	4	Baths Property	4	Baths Main Bldg	4	Baths Suite	
Fin. Sqft	3,664	Beds Aux Bldg		Ensuites		Shop/Den	No / No
Above Grade	2664.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	1000.0	Fireplace		Accessibility			
Unfinished Area	340	Fireplaces		Basement	Full, Partially Finished		
Flooring				Windows			
Laundry							
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Refrigerator, Washer/Dryer						
Interior Features							

ROOMS (Total: 3,664 sqft)

	Bsmt	Lower	1st	2nd	3rd/4th
Total Area	1000.0		1339	1325	
Foyer			7' 0" x 5' 1"		
Living Room			14' 1" x 14' 3"		
Kitchen			19' 9" x 14' 8"		
Dining Room			14' 1" x 10' 0"		
Family Room			17' 8" x 10' 11"		
Laundry			10' 2" x 5' 11"		
Bathroom - Full 3 PCE	x		x		
Primary Bedroom				14' 1" x 15' 9"	
Ensuite - Full				8' 0" x 8' 1"	
Bedroom				12' 2" x 14' 8"	
Bedroom	10' 5" x 15' 8"			11' 4" x 14' 9"	
Bedroom				11' 4" x 14' 1"	
Bathroom - Full 4 PCE				x	
Recreation Room	13' 8" x 22' 6"				
Kitchen - Suite	15' 8" x 19' 3"				
Other	9' 3" x 4' 10"				
Utility Room	12' 4" x 8' 2"				

BUILDING

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

SERVICES

Heating	Hot Water, Natural Gas	Cooling	None
Water	Government Managed	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	5,662	Lot Acres	0.13	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	2.0	Parking Total		Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Garage - Attached, Garage Door Opener, RV Access/Parking						
Exterior Features	Balcony			View			
Waterfront	No			Patio/Porch			
Exterior Construction	Vinyl						
Lot Features							

A beautiful one owner spacious 2 storey home with full partial finished basement in central location close to schools and parks. A large foyer the moment you walk through the door with a sunken living room with large picture windows and bright formal dining room. With a large oak kitchen with island and spacious breakfast nook with glass doors leading to covered deck and fenced yard. A family room plumbed for a wet bar. Main floor laundry with sink, 3-pce bath and access to large garage. With 4 oversized spacious bedrooms on the second floor with walk in closets and 2 full baths including large jetted tub in the ensuite. Basement has separate garage entrance for in-law suite potential as it already has a large second kitchen, bedroom, 3-pce bath and spacious recreation room. Basement awaiting finishing touches with flooring, paint and ceilings. Updated asphalt shingles, well maintained hot water boiler system, 200 Amp service, RV parking. Quick possession Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



This listing information is provided to you by:
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#25 - 10th Avenue South Cranbrook, B.C V1C 2M9

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Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Nov 15, 2024.