

	<b>2715 8TH Street S</b>		Status	<b>Active</b>	
	Major Area	<b>Kootenay</b>	Possession		
Minor Area	<b>CRAN - Cranbrook South</b>	City	<b>Cranbrook</b>	Title Tier 1	<b>Freehold</b>
Type	<b>Single Family - Detached</b>	Style	<b>Bungalow</b>	Title Tier 2	<b>Fee Simple</b>
Taxes	<b>\$4,933 (2024)</b>	Year Built	<b>1975</b>	Price	<b>\$589,900.00</b>
MLS®	<b>10337184</b>	Zoning	<b>R1</b>	Orig. Price	<b>\$589,900.00</b>
Postal Code	<b>V1C 4N1</b>	Strata/Assoc	<b>No / No</b>	Sale Price	
				Date Listed	<b>Mar 3/25</b>
				Date Sold	
				Status Chg.	<b>Mar 3/25</b>
				DOM	<b>0</b>

**INTERIOR**

Bedrooms	<b>5</b>	Beds Property	<b>5</b>	Beds Main Bldg	<b>5</b>	Beds Suite	
Bathrooms	<b>2</b>	Baths Property	<b>2</b>	Baths Main Bldg	<b>2</b>	Baths Suite	
Fin. Sqft	<b>2,520</b>	Beds Aux Bldg		Ensuites		Shop/Den	<b>No / No</b>
Above Grade	<b>1260.0</b>	Baths Aux Bldg		Ceiling Height		Levels	<b>1</b>
Below Grade	<b>1260.0</b>	Fireplace	<b>Wood Burning</b>	Accessibility			
Unfinished Area		Fireplaces	<b>1</b>	Basement	<b>Finished, Full</b>		
Flooring	<b>Vinyl, Laminate, Carpet</b>			Windows			
Laundry							
Appliances	<b>Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer</b>						
Interior Features	<b>Pantry</b>						

**ROOMS (Total: 2,520 sqft)**

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	<b>1260.0</b>		<b>1260</b>			
Kitchen			<b>13' 0" x 19' 3"</b>			
Living Room			<b>15' 8" x 15' 4"</b>			
Dining Room			<b>10' 9" x 14' 9"</b>			
Primary Bedroom			<b>10' 1" x 12' 1"</b>			
Bedroom			<b>11' 5" x 8' 5"</b>			
Bedroom			<b>10' 2" x 9' 0"</b>			
Bathroom - Full 4 PCE			<b>1' 0" x 1' 0"</b>			
Recreation Room	<b>25' 0" x 13' 6"</b>					
Bedroom	<b>11' 4" x 9' 2"</b>					
Bedroom	<b>11' 7" x 8' 4"</b>					
Gym	<b>11' 7" x 12' 2"</b>					
Bathroom - Full 3 PCE	<b>1' 0" x 1' 0"</b>					
Laundry	<b>5' 10" x 5' 6"</b>					

**BUILDING**

Stores		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	<b>Metal</b>	Foundation	<b>Concrete</b>
Ceiling Height		Building Area	
Construction	<b>Frame - Wood</b>		
Building Feat			
Pool	<b>No - None</b>		
Security			

**SERVICES**

Heating	<b>Forced Air, Natural Gas</b>	Cooling	<b>None</b>
Water	<b>Municipal</b>	Sewer	<b>Public Sewer</b>
Utilities		Drainage	
Electric		Property Access	
Other Equip			

**EXTERIOR**

Lot Sqft	<b>6,534</b>	Lot Acres	<b>0.15</b>	Lot Dimensions		RV Spaces	<b>1</b>
Secure Spaces		Garage Spaces		Parking Total	<b>2</b>	Carport Spaces	
Garage Dimensions	<b>12x15.8</b>			Directions			
Parking Features	<b>Additional Parking, RV Access/Parking, Other</b>						
Exterior Features				View	<b>City</b>		
Waterfront	<b>No - None</b>			Patio/Porch	<b>Deck, Patio</b>		
Exterior Construction	<b>Vinyl, Wood</b>						
Lot Features							

In a quiet neighbourhood in popular Highlands, welcome to this charming 1260 sq ft bungalow plus a full renovated basement situated on fully fenced front & back yard. With 3+2 bedrooms, this beautiful home features a spacious dream kitchen with newer stainless appliances, pantry, tiled countertops, white cabinetry & pine white washed finishing. An open floor plan with sunken dining area off the kitchen with a featured stone wood burning fireplace. A bright living room with storage bench built in bay window with beautiful front yard & neighbourhood views with door access to covered deck for entertaining. A warm decor throughout with new vinyl plank flooring & updated full bathroom on main floor. The basement was renovated in 2021 and features a huge family room, Gym/Den or hobby room, 2 bedrooms, laundry room, and the 3-pce bathroom. Additional updates include a new hot water tank (2020), vinyl windows throughout, new asphalt driveway for off street parking and large RV parking area. With a 12 x 15'8" workshop with covered lean two, large storage sheds, private pad area wired for future hot tub, gazebo, garden and play area for children. Don't miss your chance to make this your forever home. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



This listing information is provided to you by:  
**SANDY SMITH PREC\*** - REALTOR® Salesperson  
 📞 250-421-0835 ✉️ smith@ekrealty.com 🌐 http://www.sandysmithproperties.com  
**ROYAL LEPAGE EAST KOOTENAY REALTY**  
 📞 250-426-8211 📠 250-426-6270 ✉️ info@ekrealty.com  
 #25 - 10th Avenue South Cranbrook, B.C V1C 2M9



The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. \* Personal Real Estate Corporation. Mar 3, 2025.

