

	513 15th Street S		Status Active
	Major Area Kootenay Minor Area CRAN - Cranbrook South City Cranbrook Type Single Family - Detached Style Bi-Level Taxes \$4,909 (2024) MLS® 10334324 Year Built 1981 Zoning R1 Postal Code V1C 6H5 Strata/Assoc No / No	Possession Freehold Title Tier 2 Fee Simple Price \$639,900.00 Orig. Price \$639,900.00 Sale Price Date Listed Feb 4/25 Date Sold Status Chg. DOM 1	

INTERIOR

Bedrooms 3	Beds Property 3	Beds Main Bldg 3	Beds Suite
Bathrooms 3	Baths Property 3	Baths Main Bldg 3	Baths Suite
Fin. Sqft 1,914	Beds Aux Bldg	Ensuites	Shop/Den No / No
Above Grade 1300.0	Baths Aux Bldg	Ceiling Height	Levels 2
Below Grade 614.0	Fireplace Gas, Insert	Accessibility	
Unfinished Area	Fireplaces 2	Basement Finished	
Flooring Carpet, Hardwood, Linoleum		Windows	
Laundry			
Appliances			
Interior Features Kitchen Island			

ROOMS (Total: 1,914 sqft)

BUILDING

	Bsmt	Lower	1st	2nd	3rd	4th	Storeys	Total Units
Total Area	614.0		1300				Floor location	# of Buildings
Living Room			15' 4" x 16' 6"				Building Name	Builder Name
Dining Room			10' 3" x 12' 1"				Roof Asphalt/Fibreglass Shingles	Foundation Concrete
Kitchen			14' 4" x 12' 1"				Ceiling Height	Building Area
Bedroom			11' 0" x 10' 9"				Building Feat	
Bedroom			10' 6" x 14' 3"				Construction Frame - Wood	
Primary Bedroom			14' 2" x 12' 1"				Pool No - None	
Bathroom - Full 4 PCE			5' 1" x 7' 2"				Security	
Ensuite - Half 2 PCE			5' 1" x 3' 11"					
Recreation Room	21' 10" x 27' 1"							
Bathroom - Full 3 PCE	7' 6" x 9' 10"							

SERVICES

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

EXTERIOR

Lot Sqft 9,147	Lot Acres 0.21	Lot Dimensions	RV Spaces
Secure Spaces	Garage Spaces 2.0	Parking Total	Carport Spaces
Garage Dimensions 21 X 27		Directions	
Parking Features Garage - Attached, Oversized		View Mountain(s)	
Exterior Features		Patio/Porch Deck, Patio	
Waterfront No			
Exterior Construction Vinyl			
Lot Features			

Welcome to a home where every detail has been thoughtfully updated! Nestled in a quiet, family-friendly neighborhood, this property sits on a manicured pie-shaped lot with breathtaking views and a landscaped backyard designed for relaxation and function. Inside, natural light floods the space through updated windows (2020). The modernized kitchen (2019-2024) features refreshed cabinetry, newer appliances—including a brand-new induction oven (2024)—and hardwood flooring throughout the main living areas. A new sliding deck door opens to a two-tier deck (2024) with Sierra stone on top, composite below, and custom posts for a shade sail (included!) or swings. This home is built for comfort and efficiency, with a high-efficiency furnace and hot water tank (2015), central air (2021), and two gas fireplaces to keep you cozy. Other thoughtful upgrades include new soffits, fascia, and gutters (2023), a new roof (2022), and gemstone lights (2023) for added charm. The double garage is spacious enough to fit two full-sized trucks, and there's lockable storage under the deck, a shed, and a landscaped rock area that can serve as a fire pit space. With schools, parks, and amenities just minutes away, this home offers a perfect balance of practicality and comfort in an unbeatable location. Move in and enjoy the benefits of a well-cared-for home with no major projects left to do! Don't miss this incredible opportunity—schedule your showing today! Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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