



<b>2713 2A Street S</b>		Status	<b>Active</b>
Major Area	<b>Kootenay</b>	Possession	
Minor Area	<b>CRAN - Cranbrook South</b>	Title Tier 1	<b>Freehold</b>
City	<b>Cranbrook</b>	Title Tier 2	<b>Fee Simple</b>
Type	<b>Single Family - Detached</b>	Price	<b>\$579,900.00</b>
Style	<b>Bi-Level</b>	Orig. Price	<b>\$579,900.00</b>
Taxes	<b>\$4,322 (2024)</b>	Sale Price	
MLS®	<b>10338512</b>	Date Listed	<b>Mar 11/25</b>
Year Built	<b>1977</b>	Date Sold	
Zoning	<b>R-1</b>	Status Chg.	<b>Mar 11/25</b>
Postal Code	<b>V1C 5B2</b>	DOM	<b>1</b>
Strata/Assoc	<b>No / No</b>		

**INTERIOR**

Bedrooms	<b>5</b>	Beds Property	<b>5</b>	Beds Main Bldg	<b>5</b>	Beds Suite	
Bathrooms	<b>3</b>	Baths Property	<b>3</b>	Baths Main Bldg	<b>3</b>	Baths Suite	
Fin. Sqft	<b>2,364</b>	Beds Aux Bldg		Ensuites		Shop/Den	<b>No / No</b>
Above Grade	<b>1198.0</b>	Baths Aux Bldg		Ceiling Height		Levels	<b>2</b>
Below Grade	<b>1166.0</b>	Fireplace	<b>Gas, Insert</b>	Accessibility			
Unfinished Area		Fireplaces	<b>1</b>	Basement	<b>Finished</b>		
Flooring	<b>Carpet, Laminate, Vinyl</b>			Windows			
Laundry							
Appliances	<b>Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer</b>						
Interior Features	<b>Vacuum Built-In</b>						

**ROOMS (Total: 2,364 sqft)**

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	<b>1166.0</b>		<b>1198</b>			
Kitchen			<b>9' 11" x 9' 6"</b>			
Dining Room			<b>10' x 8' 11"</b>			
Living Room			<b>17' 9" x 13' 3"</b>			
Bedroom	<b>19' 9" x 10' 3"</b>		<b>10' 9" x 10' 3"</b>			
Bedroom	<b>11' 4" x 10' 0"</b>		<b>10' 9" x 8' 11"</b>			
Primary Bedroom			<b>10' 9" x 12' 11"</b>			
Bathroom - Full	<b>8' 4" x 5' 2"</b>		<b>9' 8" x 4' 11"</b>			
Foyer			<b>6' 6" x 4' 6"</b>			
Recreation Room	<b>14' 8" x 24' 10"</b>					
Laundry	<b>8' 4" x 8' 8"</b>					
Bathroom - Half 2 PCE			<b>4' 5" x 4' 5"</b>			

**BUILDING**

Storeys		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	<b>Asphalt/Fibreglass Shingles</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</b>	Cooling	<b>Central Air</b>
Water	<b>Municipal</b>	Sewer	<b>Public Sewer</b>
Utilities		Drainage	
Electric		Property Access	
Other Equip			

**EXTERIOR**

Lot Sqft	<b>5,662</b>	Lot Acres	<b>0.13</b>	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces		Parking Total	<b>3</b>	Carport Spaces	<b>2.0</b>
Garage Dimensions				Directions			
Parking Features	<b>Carport - Attached</b>			View			
Exterior Features	<b>Storage</b>			Patio/Porch	<b>Covered, Deck, Patio, Sundeck(s)</b>		
Waterfront	<b>No</b>						
Exterior Construction	<b>Composite Siding</b>						
Lot Features							

**Come home to this beautiful Highlands home with room for the whole family. With walking distance to popular elementary school, community forest and Cranbrook Golf Course, this 3+2 bedrooms, 3 bathroom home has a bright open floor plan. With many updates throughout, enjoy your comfy kitchen with white cabinets and stainless steel appliances. Open spacious dining area with built in china cabinet & sliders to covered deck for BBQ and access to fully fenced back yard & patios. Large living room with updated gas fireplace with lovely stone features. The primary bedroom has a 2-pce ensuite, walk in closet and glass sliders to private cedar fenced deck. Moving to the basement find two spacious bedrooms, a large rec room, a full bathroom and a laundry room with laundry sink and exterior access to the large oversized carport. This home has perfect potential for a suite. Updates include high efficient furnace with central air, windows & doors, exterior hardie board siding and medal roof. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY**



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