

	<b>2808 2a Street S</b>		Status	<b>Active</b>
	Major Area	<b>Kootenay</b>	Possession	
	Minor Area	<b>CRAN - Cranbrook South</b>	Title	<b>Freehold</b>
	City	<b>Cranbrook</b>	Title Tier 2	<b>Fee Simple</b>
	Type	<b>Single Family - Detached</b>	Price	<b>\$575,000.00</b>
	Style		Orig. Price	<b>\$575,000.00</b>
	Taxes	<b>\$4,322 (2024)</b>	Sale Price	
	MLS®	<b>10334319</b>	Date Listed	<b>Feb 4/25</b>
	Year Built	<b>1978</b>	Date Sold	
	Zoning	<b>R-1</b>	Status Chg.	<b>Feb 4/25</b>
Postal Code	<b>V1C 5B4</b>	DOM	<b>1</b>	
Strata/Assoc	<b>No / No</b>			

**INTERIOR**

Bedrooms	<b>4</b>	Beds Property	<b>4</b>	Beds Main Bldg	<b>4</b>	Beds Suite	
Bathrooms	<b>3</b>	Baths Property	<b>3</b>	Baths Main Bldg	<b>3</b>	Baths Suite	
Fin. Sqft	<b>2,079</b>	Beds Aux Bldg		Ensuites		Shop/Den	<b>No / No</b>
Above Grade	<b>2079.0</b>	Baths Aux Bldg		Ceiling Height		Levels	<b>2</b>
Below Grade		Fireplace	<b>Gas</b>	Accessibility			
Unfinished Area		Fireplaces	<b>2</b>	Basement	<b>Finished, Full, Slab on Grade, Walk-Out Access</b>		
Flooring	<b>Carpet, Laminate, Linoleum, Tile</b>			Windows			
Laundry							
Appliances							
Interior Features							

**ROOMS (Total: 2,079 sqft)**

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			<b>1001</b>	<b>1078</b>		

**BUILDING**

Stores		Total Units	
Building Name		Builder Name	
Roof	<b>Asphalt/Fibreglass Shingles</b>	Foundation	<b>Concrete</b>
Construction	<b>Concrete</b>		
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>

**EXTERIOR**

Lot Sqft	<b>5,662</b>	Lot Acres	<b>0.13</b>	Lot Dimensions		RV Spaces	<b>1</b>
Secure Spaces		Garage Spaces		Parking Total	<b>3</b>	Carport Spaces	
Garage Dimensions				Directions			
Parking Features	<b>On Street, RV Access/Parking</b>			View			
Exterior Features	<b>Garden, One Balcony, Storage, Underground Sprinkler</b>			Patio/Porch			
Waterfront	<b>No</b>						
Exterior Construction	<b>Brick, Vinyl</b>						

Welcome home to this delightful above-grade residence in the highly sought-after Highlands area! Step into a grand entryway that offers ample space for everyone to come in and unwind after a long day. Ascend the stairs to discover a cozy living room featuring a gas fireplace, seamlessly flowing into the dining area and galley kitchen, complete with a large pass-through window that encourages connection and conversation among family and friends. Enjoy the expanded entertaining space with patio doors leading to a generous covered deck, perfect for year-round cooking with your smoker! On the second level, you'll find three inviting bedrooms and a well-appointed main bath, while the primary bedroom boasts the convenience of a half bath. For your storage needs, a spacious storage room is conveniently located off the entryway. As you move through the main level, you'll find an additional bedroom, a 3-piece bath, open laundry facilities, and utilities, all leading to a massive recreation room with another gas fireplace. This versatile space has been cleverly divided into two areas with a removable wall, allowing you to customize it to your liking. Outside, the property features RV parking, a poured concrete pad, hot tub hookups, and a 14'x10' shed for all your exterior storage needs, along with fantastic garden areas ready for your green thumb! Don't miss out on this incredible opportunity—call your agent today to schedule a viewing! 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

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