



5-2375 1st Street S			
Major Area	Kootenay	Status	Active
Minor Area	CRAN - Cranbrook South	Possession	
City	Cranbrook	Title Tier 1	Freehold
Type	Half Duplex	Title Tier 2	Strata
Style	Bungalow	Price	\$499,900.00
Taxes	\$3,894 (2025)	Orig. Price	\$499,900.00
MLS®	10355385	Sale Price	
Year Built	1994	Date Listed	Jul 9/25
Zoning	R-3	Date Sold	
Postal Code	V1C 6J7	Status Chg.	
Strata/Assoc	Yes / No	DOM	0

INTERIOR

Bedrooms	2	Beds Property	2	Beds Main Bldg	2	Beds Suite	
Bathrooms	2	Baths Property	2	Baths Main Bldg	2	Baths Suite	
Fin. Sqft	1,218	Beds Aux Bldg		Ensuites		Shop/Den	No / No
Above Grade	1218.0	Baths Aux Bldg		Ceiling Height		Levels	1
Below Grade		Fireplace	Gas	Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces	1	Basement	Crawl Space		
Suites	No	Suites Legal		Suite Potential			
Flooring	Tile, Vinyl			Windows			
Laundry	In Unit			Accessibility			
Appliances	Dishwasher, Range, Refrigerator, Washer/Dryer						
Interior Features	Vacuum Built-In						

ROOMS (Total: 1,218 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			1218			
Foyer			6' 5" x 5' 9"			
Kitchen			11' 2" x 9' 2"			
Dining Room			12' 7" x 9' 8"			
Living Room			16' 1" x 9' 8"			
Primary Bedroom			16' 1" x 11' 10"			
Ensuite - Full 4 PCE			8' 0" x 4' 10"			
Bathroom - Full 3 PCE			9' 10" x 8' 0"			
Laundry			1' x 1'			
Bedroom			11' 10" x 11' 10"			

BUILDING

Storeys	1	Total Units	1
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	Asphalt/Fibreglass Shingles	Foundation	Concrete
Ceiling Height		Building Area	
Construction	Frame - Wood		
Building Feat			
Pool	No - None		
Security			

SERVICES

Heating	Forced Air	Cooling	None
Water	Municipal	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft		Lot Acres		Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	2.0	Parking Total		Carport Spaces	
Garage Dimensions	19.9x19.1			Directions			
Parking Features	Additional Parking, Garage - Detached, Garage Door Opener			View			
Exterior Features				Patio/Porch	Covered, Patio		
Waterfront	No						
Exterior Construction							
Lot Features							

STRATA/ASSOCIATION

Complex Name	Fairway Park Estates	Fees	\$313.89	Fee Frequency	
Rentals		Pets	Cats OK, Dogs OK, With Restrictions	Age Restr.	55+
S/T Rentals		Bylaws Avail	Yes		
Fee Includes	Contingency Reserve, Insurance, Maintenance Grounds, Management				
Amenities					
Restrictions		Restriction Notes			

Beautiful Half Duplex in Gated Fairway Estates! Welcome to easy living in the sought-after gated community of Fairway Estates! This beautifully updated 2-bedroom, 2-bathroom half duplex bungalow offers comfort, style, and convenience all on one level. Featuring a bright kitchen with granite countertops, gas stove, and plenty of cabinetry, the open-concept layout flows seamlessly into a spacious dining area and living room with cozy gas fireplace. Patio doors lead to a private, covered patio — the perfect spot to relax and take in the peaceful surroundings of the beautiful East Kootenays. The generous primary bedroom includes a 4-piece ensuite, while the second bedroom is ideal for guests or a home office. Main floor laundry, crawlspace for storage, and numerous recent updates add to the appeal. With covered access at front patio to double garage. Loads of visitor parking. Located in a quiet, secure community close to golf, walking trails, and amenities — this is the ideal home for those seeking a low-maintenance lifestyle in a prime location. Offers to be reviewed on July 14th, 2025 @ 3:00pm. 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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