

	234 5th Avenue S	
	Major Area Kootenay Minor Area CRAN - Cranbrook South City Cranbrook Type Single Family - Detached Style Bungalow Taxes \$3,579 (2025) MLS® 10352163 Year Built 1910 Zoning R-1 Postal Code V1C 2G4 Strata/Assoc No / No	Status Active Possession Title Tier 1 Freehold Title Tier 2 Fee Simple Price \$399,900.00 Orig. Price \$399,900.00 Sale Price Date Listed Jun 13/25 Date Sold Status Chg. DOM 3

INTERIOR

Bedrooms 2	Beds Property 2	Beds Main Bldg 2	Beds Suite
Bathrooms 1	Baths Property 1	Baths Main Bldg 1	Baths Suite
Fin. Sqft 1,504	Beds Aux Bldg	Ensuites	Shop/Den No / No
Above Grade 1504.0	Baths Aux Bldg	Ceiling Height	Levels 2
Below Grade	Fireplace Gas	Year Subst Reno	Prop Condition
Unfinished Area	Fireplaces 1	Basement Partial	
Suites Yes	Suites Legal No	Suite Potential	
Flooring		Windows	
Laundry		Accessibility	
Appliances Range, Refrigerator, Washer/Dryer			
Interior Features			

ROOMS (Total: 1,504 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			1127	377		
Living Room			12' 7" x 17' 8"			
Dining Room			11' 9" x 8' 10"			
Nook			10' 2" x 5' 2"			
Kitchen			13' 7" x 14' 7"			
Foyer			13' 9" x 5' 5"			
Primary Bedroom			10' 0" x 13' 0"			
Laundry			6' 2" x 6' 0"			
Bathroom - Full 5 PCE			10' 5" x 6' 0"			
Bedroom				12' 0" x 12' 7"		
Family Room				19' 4" x 11' 6"		

BUILDING

Storeys	Total Units
Floor location	# of Buildings
Building Name	Builder Name
Roof Metal	Foundation
Ceiling Height	Building Area
Construction Frame - Wood	
Building Feat	
Pool No - None	
Security	

SERVICES

Heating Forced Air, Natural Gas	Cooling	Window Unit(s)
Water Municipal	Sewer	Public Sewer
Utilities	Drainage	
Electric	Property Access	
Other Equip		

EXTERIOR

Lot Sqft 7,840	Lot Acres 0.18	Lot Dimensions	RV Spaces 2
Secure Spaces	Garage Spaces	Parking Total	Carport Spaces
Garage Dimensions 16 x 24		Directions	
Parking Features RV Access/Parking, Workshop in Garage		View	
Exterior Features		Patio/Porch	
Waterfront No			
Exterior Construction			
Lot Features Central, Close to Shopping, Corner Lot			

Charming 1910 Home on Double Lot with Detached Studio suite or Workshop. Step into timeless character and modern comfort with this beautifully maintained 1910-built gem, ideally situated on two city lots (0.185 acres). This inviting home features a spacious country kitchen complete with a generous pantry, abundant cabinetry, and stainless steel appliances — perfect for everyday living and entertaining. Relax in the cozy living room adorned with a lovely gas fireplace and custom built-in cabinetry. A bright dining area and nook with pub-like feel. The updated five-piece bathroom offers a spa-like experience, and the convenience of main floor laundry with built-in shelving adds everyday ease. Upstairs, a vaulted-ceiling rec room provides the flexibility of a third bedroom, office, or creative space, alongside an additional bedroom. Outside, the property truly shines. A fully fenced and beautifully landscaped yard includes multiple decks, a charming gazebo, fire pit, and two storage sheds. A detached 16x24 unauthorized studio suite includes a kitchen and three-piece bathroom — great for your young adults, guests, in-laws, or rental potential. Or, a workspace for your home based business or extra storage, this detached studio/garage/workshop offers excellent potential and value. This rare offering blends vintage charm with thoughtful updates and unbeatable versatility — perfect for families, creatives, or anyone seeking space and flexibility in a prime in-town location. Presenting offers June 21 at 6:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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#25 - 10th Avenue South Cranbrook, B.C V1C 2M9

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