



234 5th Avenue S

Major Area	Kootenay	Status	Active
Minor Area	CRAN - Cranbrook South	Possession	
City	Cranbrook	Title Tier 1	Freehold
Type	Single Family - Detached	Title Tier 2	Fee Simple
Style	Bungalow	Price	\$399,900.00
Taxes	\$3,579 (2025)	Orig. Price	\$399,900.00
MLS®	10352163	Sale Price	
Year Built	1910	Date Listed	Jun 13/25
Zoning	R-1	Date Sold	
Postal Code	V1C 2G4	Status Chg.	
Strata/Assoc	No / No	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		Carpport Spaces		
Garage Dimensions	16 x 24			Directions				
Parking Features	RV Access/Parking, Workshop in Garage							
Exterior Features								
Waterfront	No						View	
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

This listing information is provided to you by:
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 #25 - 10th Avenue South Cranbrook, B.C V1C 2M9

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