



1021 12th Avenue S			
Major Area	Kootenay	Status	Active
Minor Area	CRAN - Cranbrook South	Possession	
City	Cranbrook	Title Tier 1	Freehold
Type	Half Duplex	Title Tier 2	Fee Simple
Style	Bungalow	Price	\$399,900.00
Taxes	\$3,206 (2025)	Orig. Price	\$399,900.00
MLS®	10361879	Sale Price	
Year Built	1977	Date Listed	Sep 5/25
Zoning	R-1	Date Sold	
Postal Code	V1C 4R7	Status Chg.	
Strata/Assoc	No / No	DOM	5

INTERIOR

Bedrooms	4	Beds Property	4	Beds Main Bldg	4	Beds Suite	
Bathrooms	2	Baths Property	2	Baths Main Bldg	2	Baths Suite	
Fin. Sqft	1,988	Beds Aux Bldg		Ensuites		Shop/Den	No / Yes
Above Grade	994.0	Baths Aux Bldg		Ceiling Height		Levels	1
Below Grade	994.0	Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces		Basement	Finished, Full, Separate Entrance		
Suites	No	Suites Legal		Suite Potential			
Flooring				Windows			
Laundry				Accessibility			
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer						
Interior Features							

ROOMS (Total: 1,988 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	994.0		994			
Foyer			5' 0" x 4' 7"			
Living Room			14' 2" x 12' 11"			
Kitchen			9' 6" x 9' 4"			
Dining Room			9' 11" x 9' 6"			
Primary Bedroom			13' 0" x 10' 0"			
Bedroom	18' 0" x 10' 3"		9' 0" x 9' 0"			
Bedroom			11' 0" x 9' 0"			
Bathroom - Full 4 PCE			10' 3" x 6' 6"			
Recreation Room	15' 9" x 9' 5"					
Den	8' 9" x 6' 9"					
Laundry	9' 11" x 8' 6"					
Utility Room	6' 7" x 4' 6"					
Storage	8' 7" x 5' 9"					
Storage	5' 9" x 3' 8"					
Bathroom - Full 3 PCE	8' 8" x 4' 10"					

BUILDING

Storeys		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	Security System		

SERVICES

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

EXTERIOR

Lot Sqft	4,356	Lot Acres	0.10	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces		Parking Total		Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Open, Oversized			View			
Exterior Features	Garden, Private Yard, Storage			Patio/Porch			
Waterfront	No			Other Structures			
Exterior Construction	Aluminum, Stucco						
Lot Features	Close to Park, Close to Schools, Close to Shopping, Cul-De-Sac, Landscaped, Level, Near Public Transit, Paved Roads						

Lovely and tastefully updated half duplex in great location. Perfect for first time home buyer or investment property. This 3+1 bedroom, 2 full bath home is spacious and has large fenced private back yard is beautifully landscaped with concrete patio, gazebo, large storage shed. With an open floor plan the charming living room space is open to both the large dining area and kitchen. Bright modern kitchen with updated countertops, sink, and window. Two full bathrooms have both seen recent updates. Downstairs features separate entry for in-law suite potential with a bright large open recreation room with updated flooring, as well as a large fourth bedroom, den or office space, large laundry room, and two storage rooms (one with plumbing) for further development potential. Excellent parking options with paved asphalt driveway. Great central location close to public transit and parks. Move - in ready condition. Direction to present offers Thursday, Sept 11/25 at 4:00pm 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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Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Sep 10, 2025.

