



152 RIVER Drive			
Major Area	Kootenay	Status	Preactive
Minor Area	CRAN - Cranbrook North	Possession	
City	Cranbrook	Title	Freehold
Type	Residential Lot	Title Tier 2	Bare Land Strata
Style		Price	\$189,900.00
Taxes	\$1,272 (2024)	Orig. Price	
MLS®	10346282	Sale Price	
Year Built		Date Listed	May 5/25
Zoning	CD-3	Date Sold	
Postal Code	V1C 0C6	Status Chg.	May 5/25
Strata/Assoc	Yes / No	DOM	0

SERVICES

Heating		Cooling	
Water	Municipal	Sewer	Public Sewer

EXTERIOR

Lot Sqft	9,147	Lot Acres	0.21	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces		Parking Total		Carport Spaces	
Garage Dimensions				Directions			
Parking Features				View	River		
Exterior Features				Patio/Porch			
Waterfront	Yes - River Front						
Exterior Construction							

STRATA/ASSOCIATION

Complex Name	Residences of Shadow Mountain	Fees	\$28.35	Fee Frequency	
Rentals		Pets		Age Restr.	
S/T Rentals		Bylaws Avail	Yes		
Fee Includes	Contingency Reserve, Management				
Amenities					

LOT/ACREAGE

Cultivated	Covered	Cleared	Fenced
Treed	Pastured	Irrigated	#Parcels
Lease Hold	Current Use	Freehold	Possible Use
Fencing			

Discover the perfect blend of natural beauty and refined living in the sought-after Residences of Shadow Mountain community. Nestled along the tranquil St. Mary's River and neighbouring the acclaimed Cooke Carleton designed Mountain Golf Course, This expansive .21 acre riverfront lot presents a rare chance to craft the home of your dreams in one of the region's most picturesque settings. Immerse yourself in the unparalleled lifestyle this premier riverfront location offers—whether it's skiing and snowboarding in the winter 15 minutes from the Kimberley Alpine Ski resort in the winter, exploring scenic trails and biking routes of Rails to Trails which borders the Shadow Mountain development in the warmer months, or teeing off on the lush greens of Shadow Mountain. Autumn brings a kaleidoscope of colours, inviting you to savour every moment of this four-season paradise. With only a few riverfront parcels remaining, now is the time to secure your place in this exceptional community. Embrace a life of serenity, recreation, and distinction—right on the river's edge. Just a short drive for amenities into Cranbrook or Kimberley Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



This listing information is provided to you by:
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Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. May 6, 2025.

