

**1609 MT PROCTOR Place N**

Major Area	Kootenay	Status	Active
Minor Area	CRAN - Cranbrook North	Possession	
City	Cranbrook	Title Tier 1	Freehold
Type	Single Family - Detached	Title Tier 2	Fee Simple
Style	Ranch with Basement	Price	\$569,000.00
Taxes	\$5,017 (2025)	Orig. Price	\$569,000.00
MLS®	10357454	Sale Price	
Year Built	1982	Date Listed	Jul 29/25
Zoning	R1	Date Sold	
Postal Code	V1C 5V7	Status Chg.	
Strata/Assoc	No / No	DOM	0

INTERIOR

Bedrooms	5	Beds Property	5	Beds Main Bldg	5	Beds Suite	
Bathrooms	3	Baths Property	3	Baths Main Bldg	3	Baths Suite	
Fin. Sqft	2,392	Beds Aux Bldg		Ensuites		Shop/Den	No / No
Above Grade	1204.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	1188.0	Fireplace	Gas	Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces	1	Basement	Full, Finished		
Suites	No	Suites Legal	No	Suite Potential	Yes		
Flooring	Ceramic Tile, Laminate, Carpet, Linoleum			Windows	Window Treatments		
Laundry				Accessibility			
Appliances	Dishwasher, Refrigerator, Electric Range						
Interior Features	Vacuum Built-In						

ROOMS (Total: 2,392 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area		1188.0	1204			
Foyer	8' 1" x 13' 3"		11' 2" x 4' 1"			
Living Room			18' 1" x 11' 11"			
Kitchen			16' 5" x 9' 0"			
Dining Room			9' 2" x 7' 11"			
Primary Bedroom			11' 9" x 11' 1"			
Ensuite - Half 2 PCE			4' 5" x 5' 4"			
Bedroom	10' 10" x 12' 0"		8' 1" x 12' 7"			
Bedroom	13' 3" x 8' 10"		10' 3" x 10' 2"			
Bathroom - Full 4 PCE			8' 1" x 4' 11"			
Recreation Room	12' 9" x 25' 4"					
Cold Room	3' 3" x 15' 8"					
Laundry	8' 8" x 9' 8"					
Bathroom - Full 4 PCE	6' 0" x 9' 9"					

BUILDING

Storeys		Total Units	
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, Natural Gas	Cooling	Central Air
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	
Secure Spaces		Garage Spaces	1.0	Parking Total	1	Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Garage - Attached						
Exterior Features	Private Yard, Underground Sprinkler			View			
Waterfront	No - None			Patio/Porch			
Exterior Construction	Aluminum						
Lot Features							

Come home to this move-in-ready 5-bedroom, 3-bath home nestled in the desirable Park Royal neighbourhood. From the moment you step inside, you'll feel at home with thoughtful updates throughout. The main floor features crown molding in most rooms and a bright living space highlighted by a bay window. The dining area flows into a beautifully updated kitchen with ceiling-height cabinetry, classic subway tile, newer appliances—including a double oven—and patio doors leading to a balcony overlooking the backyard. Additional main floor upgrades include refreshed flooring and trim, a renovated 4-piece main bath, and a 2-piece ensuite. Downstairs, the walk-out lower level offers excellent flexibility for a full home or potential suite. Enjoy a spacious rec room with a cozy fireplace, a fully updated bath with double sinks and separate toilet/shower area, plus two more bedrooms. A bright laundry room with sink and extra storage adds convenience. Outside, unwind on the new composite deck with hot tub, enjoy a fenced yard, and make use of the single-car garage. Don't miss your chance—book your showing today! DRPO August 5th, 2025 @ 2:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



This listing information is provided to you by:
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