



1013 17th Avenue S		Status	Active
Major Area	Kootenay	Possession	Freehold
Minor Area	CRAN - Cranbrook South	Title Tier 2	Fee Simple
City	Cranbrook	Price	\$450,000.00
Type	Single Family - Detached	Orig. Price	\$450,000.00
Style	Bungalow	Sale Price	
Taxes	\$3,422 (2024)	Date Listed	Feb 12/25
MLS®	10335103	Date Sold	
Year Built	1971	Status Chg.	
Zoning	R-1	DOM	3
Postal Code	V1C 3B9		
Strata/Assoc	No / No		

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	1,863	Beds Aux Bldg		Ensuites		Shop/Den	Yes / No
Above Grade	1105.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	758.06	Fireplace		Accessibility			
Unfinished Area	347	Fireplaces		Basement			
Flooring				Windows			
Laundry							
Appliances							
Interior Features							

ROOMS (Total: 1,863 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	758.06		1105			
Living Room			12' 0" x 16' 1"			
Kitchen			9' 9" x 11' 7"			
Dining Room			12' 0" x 7' 10"			
Bedroom			11' 0" x 8' 0"			
Primary Bedroom			11' 11" x 9' 11"			
Bedroom		11' 1" x 9' 7"	11' 8" x 17' 1"			
Bathroom - Full 4 PCE			8' 3" x 7' 3"			
Utility Room	4' 4" x 7' 3"					
Bathroom - Full 3 PCE	5' 6" x 5' 5"					
Laundry	11' 8" x 17' 1"					
Cold Room	5' 9" x 6' 0"					
Recreation Room	18' 3" x 13' 10"					
Workshop	9' 8" x 11' 2"					

BUILDING

Storeys		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	Asphalt/Fibreglass Shingles	Foundation	
Ceiling Height		Building Area	
Construction			
Building Feet			
Pool	No - None		
Security			

SERVICES

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

EXTERIOR

Lot Sqft	4,791	Lot Acres	0.11	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces		Parking Total		Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Additional Parking, On Street, Rear			View			
Exterior Features				Patio/Porch			
Waterfront	No						
Exterior Construction							
Lot Features							

Charming Bungalow in Prime Location – Perfect for Every Buyer! Whether you’re just starting out, looking to downsize, or seeking an investment opportunity, this meticulously maintained bungalow is the perfect fit! Upon entering, you’ll be greeted by a spacious living room that flows seamlessly into the dining area and kitchen, creating an inviting atmosphere for entertaining and everyday living. The kitchen is a chef’s delight, showcasing ample storage space along with modern stainless steel appliances, including a newer stove & refrigerator, making meal prep a breeze. Down the hall, you’ll find three generously sized bedrooms, accompanied by a full bathroom and multiple extra closets for linens, cleaning supplies, or additional storage needs. Venture downstairs to discover convenient side entry access leading to two parking spaces in the fully fenced backyard, complete with two storage sheds for all your outdoor essentials. The lower level also features a new furnace (2023) and hot water tank (2025) for your peace of mind. Additionally, there’s a fourth bedroom and a lovely 3-piece bath, ideal for guests or as a private retreat. The expansive recreation room boasts a cozy gas fireplace, providing the perfect setting for relaxation or gatherings. You’ll also find a dedicated workshop area, cold storage room, and spacious laundry facilities on this level. Don’t miss out on this incredible opportunity! Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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



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