



235 306th Avenue			
Major Area	Kootenay	Status	Active
Minor Area	KI - Marysville	Possession	
City	Kimberley	Title Tier 1	Freehold
Type	Single Family - Detached	Title Tier 2	Fee Simple
Style	Bungalow	Price	\$449,900.00
Taxes	\$3,442 (2025)	Orig. Price	\$449,900.00
MLS®	10348049	Sale Price	
Year Built	1945	Date Listed	Jun 24/25
Zoning	RS	Date Sold	
Postal Code	V1A 3G8	Status Chg.	
Strata/Assoc	No / No	DOM	2

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	1,154	Beds Aux Bldg		Ensuites		Shop/Den	No / No
Above Grade	1154.0	Baths Aux Bldg		Ceiling Height		Levels	1
Below Grade		Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area	300	Fireplaces		Basement	Partial		
Suites	No	Suites Legal		Suite Potential			
Flooring				Windows			
Laundry				Accessibility			
Appliances							
Interior Features							

ROOMS (Total: 1,154 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			1154			
Kitchen			8' 5" x 15' 7"			
Dining Room			7' 5" x 8' 10"			
Living Room			15' 4" x 13' 4"			
Primary Bedroom			11' 8" x 15' 7"			
Bedroom			7' 7" x 13' 4"			
Bathroom - Full 4 PCE			x			
Laundry			7' 8" x 6' 9"			
Foyer			3' 6" x 7' 2"			
Enclosed Porch			20' 3" x 5' 5"			

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	None
Water	Municipal	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	11,325	Lot Acres	0.26	Lot Dimensions		RV Spaces	4
Secure Spaces		Garage Spaces	1.0	Parking Total		Carport Spaces	
Garage Dimensions	10X30			Directions			
Parking Features	Garage - Detached						
Exterior Features	Fire Pit, Garden			View			
Waterfront	No			Patio/Porch			
Exterior Construction							
Lot Features							

Welcome to this quaint and cozy 2-bedroom, 1-bathroom bungalow, nestled on a spacious .26-acre lot in the heart of beautiful Marysville. This well-maintained home offers both comfort and charm, with thoughtful updates and features that make it truly move-in ready. Step inside to find a warm and inviting layout featuring an L-shaped kitchen with a gas stove, perfect for preparing your favorite meals. Relax year-round in the closed-in sun porch, ideal for enjoying morning coffee or a good book. Gardeners will appreciate the on-site greenhouse, offering a head start on spring planting and a peaceful retreat surrounded by nature. Outside, the freshly stained deck (2021) is perfect for entertaining or enjoying quiet evenings. The gas heated detached garage (18x24) provides ample room for hobbies, a workshop, or secure storage. Recent updates include: New 100AMP electrical panel (2025), Rebuilt furnace (2024) and the Deck (2021) and refreshed (2025). Whether you're a first-time buyer, looking to downsize, or seeking a serene weekend getaway, this lovely bungalow offers comfort, character, and room to grow — all in a peaceful, sought-after location. Don't miss this gem — schedule your private showing today! *Seller, Reserves the right to view offer(s) on June 30th, 2025 with a 3:00pm submission deadline* Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



250-421-0835 smith@ekrealty.com <http://www.sandysmithproperties.com>

ROYAL LEPAGE EAST KOOTENAY REALTY

250-426-8211 250-426-6270 info@ekrealty.com

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

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Jun 26, 2025.

